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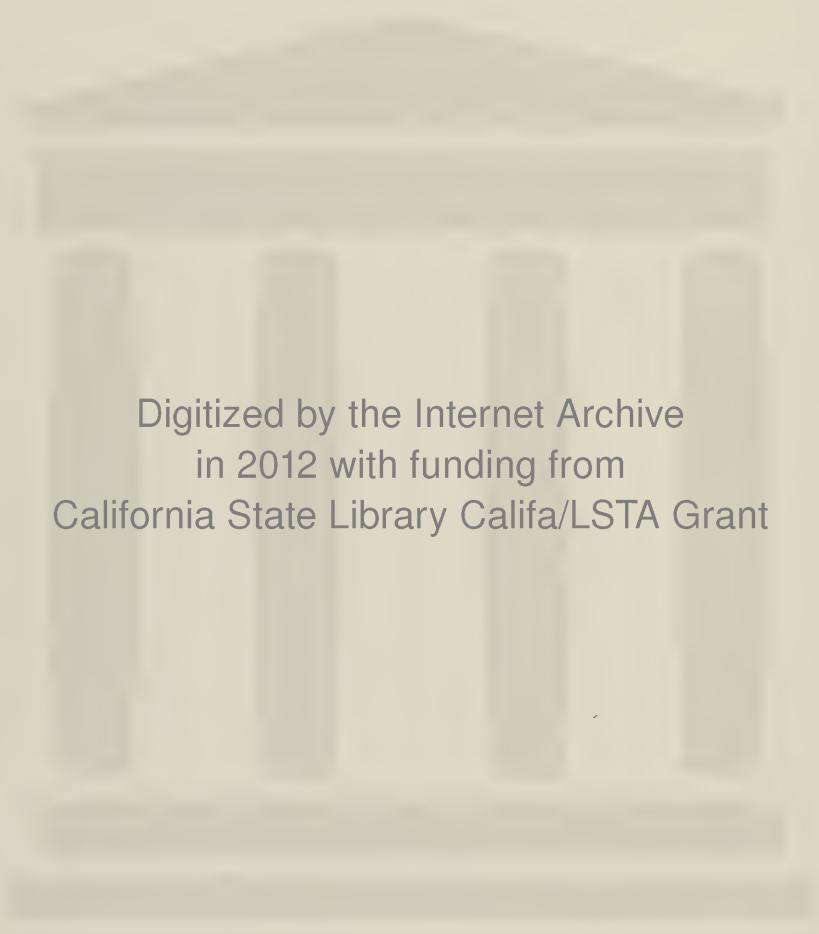
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S U M M A R Y

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 9, 1986
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

DEC 29 1986

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ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright,
and Rosenblatt.

ABSENT: HEMPHILL, NAKASHIMA

1:30 P.M.

A. DIRECTOR'S REPORT

1. Consideration of Review Procedures for Evaluating office development projects pursuant to City Planning Code, Section 321 (The Annual Limit).
(Continued from the Regular Meeting of December 19, 1985)

APPROVED RESOLUTION #10538

VOTE: 5-0

ABSENT: HEMPHILL, NAKASHIMA

2. City Planning Commission Consideration of repealing certain prior Commission Actions setting Policy for Use of Discretionary Powers.
(Continued from the Regular Meeting of December 19, 1985)

CONTINUED INDEFINITELY

VOTE: 5-0

ABSENT: HEMPHILL, NAKASHIMA

3. 85.683ETZ
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, C-M, RC-2, RC-3 and RC-4 districts; Consideration of RESOLUTION OF INTENT TO INITIATE A SIX-MONTH EXTENSION TO INTERIM CONTROLS, which include amendments to the Zoning Map and text of the City Planning Code and policy guidelines, and declaring intention to hold a public hearing on January 23, 1986.

APPROVED RESOLUTION #10539

VOTE: 5-0

ABSENT: HEMPHILL, NAKASHIMA

1:30 P.M. cont.

B. COMMISSIONERS' QUESTIONS AND MATTERSC. ITEMS PROPOSED FOR CONTINUANCE OR WITHDRAWAL

4. 84.372ETZM

NEIGHBORHOOD COMMERCIAL DISTRICT PERMANENT ZONING CONTROLS, various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, C-M, RC-2, RC-3 and RC-4 districts; PROPOSED PERMANENT AMENDMENTS TO THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE, regulating development in the Neighborhood Commercial (NC) zoning districts. The proposed permanent amendments are contained in the draft ordinance, the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985. The proposed permanent amendments to the Zoning Map and Planning Code would establish boundaries and controls for new Neighborhood Commercial (NC) General and Individual Area districts. Main provisions of the proposed amendments include: Article 7, a new article of the Planning Code regulating building standards and uses in neighborhood commercial districts, new Conditional Use review procedures and criteria in such districts, and new compliance regulations. (Continued from the Regular Meeting of September 26, 1985) (Proposed for continuance to a later date)

CONTINUED TO MARCH 6, 1986
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

5. 84.372ETZM

MASTER PLAN AMENDMENTS - Consideration of proposed additions, deletions, modifications to existing sections of the San Francisco Master Plan with the purpose of making the existing Master Plan consistent with the objectives and policies of the Neighborhood Commercial component of the Master Plan. The amendments would include amending Objective 8 (Neighborhood Commercial) of the Commerce and Industry Element, and modifying portions of the Residence Element, as set forth in the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985 with amendments and errata dated April 4, 1985. (Continued from the Regular Meeting of September 26, 1985) (Proposed for continuance to a later date)

CONTINUED TO MARCH 6, 1986
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

6. 85.270C

1850 POLK STREET, southeast corner at Jackson Street, Lot 17 in Assessor's Block 597 - Request for Conditional Use Authorization to install a RESTAURANT and a BAR in a commercial space over 3,000 square feet. The use will occupy 7,500 gross square feet of floor area with seating capacity for 49 persons. The proposed site is located in a C-2 (Community Business) district within the interim Polk Street Neighborhood Commercial District.

NOTE: Withdrawn, proposed for resubmittal and advertising as a different form of food service.

NO ACTION REQUIRED
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

January 9, 1986

1:30 P.M. cont.

7. 85.421EC
2500 FULTON STREET, northwest corner at Arguello Boulevard, Lot 12 in Assessor's Block 1644 - Request for authorization of Conditional Use to permit a CHURCH in an RM-2 (Mixed Residential, Moderate Density) district.
(Continued from the Regular Meeting of November 7, 1985)
(Proposed for continuance to a later date)

CONTINUED TO FEBRUARY 6, 1986
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

8. 85.259C
1956 LOMBARD STREET, through lot to Magnolia Street, north side between Webster and Buchanan Streets, Lot 10 in Assessor's Block 493; Consideration of Conditional Use Authorization to LEGALIZE THE CONVERSION OF TWO (2) DWELLING UNITS TO COMMERCIAL USE in a C-2 (Community Business) district and an Interim NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from the Regular Meeting of December 5, 1985)
(Proposed for continuance to February 6, 1986)

CONTINUED TO FEBRUARY 6, 1986
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

1:45 P.M.D. CONSENT CALENDAR

9. 819 ULLOA STREET, south side between Claremont Boulevard and West Portal Avenue, Lot 33 in Assessor's Block 2979A; Request for Conditional Use Authorization to install a FAST FOOD ESTABLISHMENT in a C-2 (Community Business) district within an NC-3 (Moderate Scale Neighborhood Commercial) district. The proposal is for a coffee bar with seating for 20 to 25 persons in approximately 500 square feet of floor area. This application is recommended for approval as proposed in the application.
(Continued from the Regular Meeting of December 19, 1985)

APPROVED MOTION #10535
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

10. 85.653C
2542 SAN BRUNO AVENUE, west side between Felton and Burrows Streets, Lot 5 in Assessor's Block 5981; Request for Conditional Use Authorization to install a FAST FOOD and TAKE-OUT ESTABLISHMENT (an ice cream store) with two tables in approximately 500 square feet of floor area. The site is in a C-2 (Community Business) district within an NC-2 (Small-Scale Neighborhood Commercial) district. This application has been recommended for approval.

APPROVED MOTION #10536
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

1:45 P.M. cont.

11. 85.654C
330 GOUGH STREET, northeast corner at Linden Street, Lot 9 in Assessor's Block 816; Request for Conditional Use Authorization to install a FAST FOOD and TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) district within the Hayes-Gough Neighborhood Commercial District. The proposal is for an ice cream parlor in approximately 750 square feet of floor area with seating for approximately 20 persons. This application has been recommended for approval.

APPROVED MOTION #10537

VOTE: 5-0

ABSENT: HEMPHILL, NAKASHIMA

E. REGULAR CALENDAR

12. 85.575C
140 CHURCH STREET, east side between Duboce Place and Market Streets, Lot 9 in Assessor's Block 3537; Request for Conditional Use Authorization to install a FAST FOOD and TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) district within the Upper Market Street Neighborhood Commercial District. The proposal is for a restaurant with seating for approximately 20 persons in 1,200 square feet of floor area.

CONTINUED TO JANUARY 16, 1986

VOTE: 5-0

ABSENT: HEMPHILL, NAKASHIMA

13. 85.584C
3913 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 39 in Assessor's Block 6508; Request for Conditional Use Authorization for an OUTDOOR ACTIVITY AREA in a C-2 (Community Business) district within the 24th Street - Noe Valley Neighborhood Commercial District. The proposal is to provide ten tables in the rear patio area of the Courtyard Cafe. The rear patio occupies approximately 360 square feet of floor area.

CONTINUED TO JANUARY 16, 1986

VOTE: 5-0

ABSENT: HEMPHILL, NAKASHIMA

14. 85.360ECV
1310 FULTON STREET, northwest corner at Divisadero Street, Lot 28 in Assessor's Block 1179; Request for Conditional Use Authorization to permit a SITE OVER 10,000 SQUARE FEET. The proposal is for the construction of a three-story building with eighteen residential condominiums over nine commercial condominiums. The project would provide eighteen parking spaces. The site is located in a C-2 (Community Business) district within an NC-2 (Small-Scale Neighborhood Commercial) District.

NOTE: This item will be heard and decided by the Zoning Administrator. Testimony concerning the variance will be received at the same time as testimony is given concerning the Conditional Use.

APPROVED MOTION #10540

VOTE: 5-0

ABSENT: HEMPHILL, NAKASHIMA

1:45 P.M. cont.

15. 85.572C
335-39 NOE STREET, east side between 16th and 17th Streets, Lot 86 in Assessor's Block 3564; Request for Conditional Use Authorization for a FULL-SERVICE RESTAURANT in a C-2 (Community Business) district within the Upper Market Street Neighborhood Commercial District. The proposal would construct an addition to the ground floor of the existing building to create a restaurant with approximately 2,500 square feet of floor area and seating for 76 persons.

CONTINUED TO JANUARY 23, 1986
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

2:15 P.M.

16. 85.522C
717-719 IRVING STREET, south side between 8th and 9th Avenues, Lot 42A in Assessor's Block 1763; Consideration of Conditional Use Authorization for the CONVERSION OF TWO (2) DWELLINGS TO COMMERCIAL USE in a C-2 (Community Business) district and an Interim NC-2 (Small-Scale Neighborhood Commercial) district.
(Continued from the Regular Meeting of December 5, 1985)

DISAPPROVED MOTION #10541
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

17. 85.558C
585 GEARY STREET, south side between Jones and Shannon Streets, Lot 15 in Assessor's Block 317 - Request for authorization of Conditional Use to MODIFY THE OFF-STREET PARKING REQUIREMENTS in order that no off-street parking space would be required rather than the one (1) off-street parking space which the Planning Code would otherwise require for this low-income rehabilitation project in the North of Market Special Use District and an RC-4 (Residential-Commercial Combined, High Density) district.

APPROVED MOTION #10542
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

18. 85.553C
751-753-755 ARGUELLO BOULEVARD, west side between Balboa and Cabrillo Streets, Lot 14 in Assessor's Block 1643 - Request for authorization of Conditional Use to permit the conversion of three dwelling units to a RESIDENTIAL CARE FACILITY FOR 20 PERSONS in an RM-2 (Mixed Residential, Moderate Density) district.

CONTINUED TO JANUARY 30, 1986
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

2:15 P.M. cont.

19. 85.536C
756 UNION STREET, north side between Mason and Powell Streets, Lot 10 in Assessor's Block 101 - Request for authorization of Conditional Use to permit a CHILDREN'S DAYCARE CENTER in an RM-2 (Mixed Residential, Moderate Density) district.

APPROVED MOTION #10543
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

20. 85.525C
2310 FUNSTON AVENUE, east side between Taraval Street and the dead-end of Funston Avenue at Herbert Hoover Junior High School, Lot 34 in Assessor's Block 2341; Consideration of Conditional Use Authorization for a CHURCH in an RH-1 (D) (House, One-Family Detached Dwelling) district.
(Continued from the Regular Meeting of December 5, 1985)

APPROVED MOTION #10544
VOTING NO: KARASICK
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 4-1

3:00 P.M.

21. 83.510EMMZTZ
PARCELS ZONED C-3-G and RM-4 ADJACENT TO THE DOWNTOWN, Lots 13-16 in Assessor's Block (A/B) 242, Lots 1B and 1C in A/B 271 and lots 10-18 in A/B 285 - Additional language to the reclassification of the above-cited property approved by the City Planning Commission on September 10, 1985, Resolution No. 10422, said additional language, transmitted for approval from the Board of supervisors, provides that this ordinance shall not apply to any project that has received one or more approvals by the City Planning Commission or the Zoning Administrator, whether by approval of an application for a building permit, site permit, conditional use, variance, or other license (other than approvals that are required as part of the environmental review process) within two years prior to the effective date of the ordinance and that such projects shall continue to be governed by the provisions of the Planning Code in effect at the time of such approval.

APPROVED RESOLUTION #10545
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

22. 85.65VD
110 SUMMIT STREET, east side, 35.50 feet north of Margaret Street, Lot 15 in Assessor's Block 7059; Consideration of Request for Discretionary Review of Building Permit Application No. 8413400 for construction of a second-story over an existing one-story single-family residence within an RH-1 (House, One-Family) district.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

3:00 P.M. cont.

23. 85.65VD
110 SUMMIT STREET, east side, 35.50 feet north of Margaret Street, Lot 15 in Assessor's Block 7059; Discretionary Review of Building Permit Application No. 8413400 as described above.

CONTINUED TO JANUARY 23, 1986
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

24. 85.533ZT
MID-MARKET STREET AREA, area generally bounded by Fifth, Market, Ninth and Mission Streets, and including Assessor's Block 3702 and partial Assessor's Blocks 3702, 3704, and 3725. Consideration of interim zoning controls and permanent map and test amendments to the City Planning Code and the Zoning Map to reclassify height and bulk districts located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F.0--X - 150-F, 90-X - 200-F and 120-X and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market Street area for affordable housing and for height restrictions on buildings shading United Nations Plaza.

CONTINUED INDEFINITELY
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

4:00 P.M.

25. 83.327EIC
450 STANYAN STREET, east side of Fulton and Hayes Streets, Lots 29A, 36 and portion of 37 in Assessor's Block 1191 - Consideration of Certification of Final Environmental Impact Report for St. Mary's Office Building - The construction on currently vacant land of a building containing medical offices and other medical facilities operated by and affiliated with St. Mary's Hospital and Medical Center.

CONTINUED TO JANUARY 23, 1986
ABSENT: HEMPHILL, NAKASHIMA

VOTE 5-0

26. 83.327EIC
450 STANYAN STREET, east side of Fulton and Hayes Streets, Lots 29A, 36 and portion of 37 in Assessor's Block 1191 - Request for authorization of conditional Use for a Planned Unit Development for the construction of a MEDICAL OFFICE BUILDING containing approximately 82,500 square feet of medical office and diagnostic space in an RH-3 (House, Three-Family) district, resulting in a campus-wide Floor Area Ratio of 2.25:1 exceeding the otherwise-permitted Floor Area Ratio of 1.8:1, not including corner and through-lot premiums, and with intrusion into the otherwise-required rear yard, and with exceptions to the bulk limitations at the forth floor.

CONTINUED TO JANUARY 23, 1986
ABSENT: HEMPHILL, NAKASHIMA

VOTE: 5-0

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S U M M A R Y

NOTICE OF MEETING
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SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 16, 1986
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

DEC 29 1986

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright,
and Rosenblatt.

ABSENT: NAKASHIMA

1:30 P.M.

A. DIRECTOR'S REPORT

1. Status report on the proposed Mission Bay Project.

NO ACTION REQUIRED.

2. 85.704ET
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, C-M, RC-2, RC-3 and RC-4 districts; Consideration of RESOLUTION OF INTENT TO INITIATE AMENDMENTS TO INTERIM CONTROLS, which interim controls include amendments to the Zoning Map and text of the City Planning Code and policy guidelines, and declaring intention to hold a public hearing on January 30, 1986. The proposed amendments to the interim controls would amend the accessory use provisions for neighborhood commercial districts, to allow take-out food, subject to certain size limitations, in other retail uses, and to limit the proportion of the floor area which can be occupied by accessory uses in neighborhood commercial districts.

CONTINUED TO JANUARY 23, 1986
ABSENT: NAKASHIMA, WRIGHT

VOTE: 5-0

3. Consideration of Resolution of intent to initiate an amendment to the City Planning Code and other Appropriate Codes to establish new fees and modify existing fees for applications requiring review by the City Planning Commission, Landmarks Preservation Advisory Board, Department of City Planning and Zoning Administration.

APPROVED RESOLUTION #10558
ABSENT: NAKASHIMA, WRIGHT

VOTE: 5-0

4. Consideration of Resolution of intent to initiate an amendment to the City Planning Code and other Appropriate Codes to establish new fees and modify existing fees for applications requiring review by the City Planning Commission, Landmarks Preservation Advisory Board, Department of City Planning and Zoning Administration.

APPROVED RESOLUTION #10546

VOTE: 5-0

ABSENT: NAKASHIMA, WRIGHT

B. COMMISSIONERS' QUESTIONS AND MATTERS

ELECTION OF OFFICERS:

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year; or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year."

SEE ADDENDUM

C. ITEMS PROPOSED FOR CONTINUANCE

5. 84.530E

Northwest corner of Franklin and Fell Streets, Lot 3 in Assessor's Block 816. Appeal of the Preliminary Negative Declaration for the construction of an 80-foot tall building containing 49,918 gross square feet of office space, 8,121 gross square feet of retail space and 88 parking spaces, requiring conditional use authorization.

CONTINUED TO JANUARY 23, 1986

VOTE: 5-0

ABSENT: NAKASHIMA, WRIGHT

D. REGULAR CALENDAR

6. 85.455EC

757 NORTH POINT STREET between Hyde and Leavenworth Streets on Lot 24 in Assessor's Block 22 - Appeal of the Preliminary meeting declaration for the construction of a four-story-above-garage, nine-unit building with parking for ten vehicles.

DENIED/APPEAL, MOTION #10547

VOTE: 5-0

ABSENT: NAKASHIMA, WRIGHT

7. 85.455EC

757 NORTH POINT STREET, south side between Leavenworth and Hyde Streets, Lot 24 in Assessor's Block 27 - Request for authorization of Conditional Use to construct a BUILDING CONTAINING NINE DWELLING UNITS on a single lot of 9,453 square feet in an RH-3 (House, Three-Family) district.

CONTINUED TO FEBRUARY 20, 1986

VOTE: 5-0

ABSENT: NAKASHIMA, WRIGHT

8. 85.91VD
2418 PACIFIC AVENUE, north side, Lot 9, in Assessor's Block 582 - Consideration of Discretionary Review of Building Permit Application No. 8512056; Proposal to construct recreational structure on the rooftop of a proposed garage addition.

CONTINUED TO JANUARY 23, 1986

VOTE: 5-0

ABSENT: NAKASHIMA, WRIGHT

9. 85.91VD
2418 PACIFIC AVENUE, north side, Lot 9 - Assessor's Block 582 - Discretionary Review of Building Permit Application No. 8512056; Proposal to construct recreational structure on the rooftop of a proposed garage addition.

CONTINUED TO JANUARY 23, 1986

VOTE: 5-0

ABSENT: NAKASHIMA, WRIGHT

10. 84.476ED
888 TARAVAL STREET, northeast corner at 19th Avenue, Lots 12 and 13 in Assessor's Block 2347; Consideration of request for Discretionary Review of Building Permit Application No. 8413536 for the construction of a 3-story office building with two levels of parking.

CONTINUED TO FEBRUARY 6, 1986

VOTE: 5-0

ABSENT: NAKASHIMA, WRIGHT

11. 84.476ED
888 TARAVAL STREET, northeast corner at 19th Avenue, Lots 12 and 13 in Assessor's Block 2347; Discretionary Review of Building Permit Application No. 8413536 for the construction of a 3-story office building with two levels of parking

CONTINUED TO FEBRUARY 6, 1986

VOTE: 5-0

ABSENT: NAKASHIMA, WRIGHT

3:00 P.M.

12. 84.358EX
201 SECOND STREET, southeast corner of Howard and Second Streets, Lot 97 in Assessor's Block 3736 - Review of Project pursuant to Planning Code Section 309 to build a new SEVEN-STORY COMMERCIAL BUILDING with approximately 4,900 square feet of retail space and 29,400 square feet of office space, replacing an existing parking lot. It is the Director's intent to recommend approval with conditions.

APPROVED MOTION #10548

VOTE: 6-0

ABSENT: NAKASHIMA

3:30 P.M.

13. 85.608G
255 GOLDEN GATE AVENUE, Lot 17 in Assessor's Block 348; Request for
redesignation from Category II - Significant to to Category V - Unrated.

CONTINUED TO JANUARY 30, 1986 VOTE: 5-0
ABSENT: NAKASHIMA, WRIGHT
14. 85.598G
840 MARKET STREET, Lot 2A in Assessor's Block 329, Request for redesign-
ation from Category V to Unrated.

DISAPPROVED MOTION #10549 VOTE: 6-0
ABSENT: NAKASHIMA
15. 85.593G
744 MARKET STREET, Lot 6 in Assessor's Block 312; Request for redesign-
ation from Category I - Significant to Category IV - Contributory.

DISAPPROVED MOTION #10550 VOTE: 6-0
ABSENT: NAKASHIMA
16. 85.599G
838 MARKET STREET, Lot 2 in Assessor's Block 329; Request for redesign-
ation from Category V to Unrated.

DISAPPROVED MOTION #10551 VOTE: 6-0
ABSENT: NAKASHIMA
17. 85.614G
980 MARKET STREET, Lot 13 in Assessor's Block 342; Request for redesign-
ation from Unrated to Category III - Contributory.

DISAPPROVED MOTION #10552 VOTE: 3-3
ABSENT: NAKASHIMA
VOTING NO: Allen, Karasick, Rosenblatt
18. 85.612G
333 GEARY STREET, Lot 26 in Assessor's Block 315; Request for redesign-
ation from Unrated to Category IV. Contributory pursuant to Section
1105 of the City Planning Code.

DISAPPROVED MOTION #10553 VOTE: 4-2
ABSENT: NAKASHIMA
VOTING NO: BIERMAN, HEMPHILL
19. 85.595G
600 POST STREET, Lot 6 in Assessor's Block 298. Request for redesign-
ation from Category I - Significant to Category V - Unrated.

DISAPPROVED MOTION #10554 VOTE: 6-0
ABSENT: NAKASHIMA

3:30 P.M. cont.

20. 85.597G
200 SANSOME STREET, Lot 7 in Assessor's Block 261; Request for redesignation from Category I - Significant to Category V Unrated.
- DISAPPROVED MOTION #10555 VOTE: 6-0
ABSENT: NAKASHIMA
21. 85.609G
420 TAYLOR STREET, Lot 10 in Assessor's Block 316; Request for redesignation from Category IV contributory to Category V - Unrated.
- CONTINUED TO JANUARY 23, 1986 VOTE: 5-0
ABSENT: NAKASHIMA, WRIGHT
22. 85.586G
348 - 354 PINE STREET, Lot 8 in Assessor's Block 260; Request for redesignation from Category I - Significant to Category IV - Contributory.
- WITHDRAWN - NO ACTION REQUIRED
23. 85.579G
201 SIXTH STREET, Lot 124 in Assessor's Block 3732; Request for redesignation from Category I - Significant to Category V - Unrated pursuant to Section 1105 of the City Planning Code; acting on the recommendation of the Landmarks Preservation Advisory Board to SUSTAIN the Category I - Significant rating.
- CONTINUED TO JANUARY 23, 1986 VOTE: 5-0
ABSENT: NAKASHIMA, WRIGHT
24. 85.577G
20 FRANKLIN STREET, Lot 10 in Assessor's block 836; Request for redesignation from Category III - Contributory to Category IV or V pursuant to Section 1105 of the City Planning Code; acting on the recommendation of the Landmarks Preservation Advisory Board to SUSTAIN the Category III - Contributory rating.
- WITHDRAWN - NO ACTION REQUIRED
25. 85.578G
10 GEARY STREET, Lot 5 in Assessor's Block 310; Request for redesignation from Category I to Category II pursuant to Section 1105 of the City Planning Code; acting on the recommendation of the Landmarks Preservation Advisory Board to SUSTAIN the Category I - Significant rating.
- CONTINUED TO FEBRUARY 13, 1986 VOTE: 5-0
ABSENT: NAKASHIMA, WRIGHT

3:30 P.M. cont.

26. 85.580G
98 BATTERY STREET, Lot 8 in Assessor's Block 266; Request for redesignation from Category I - Significant to Unrated pursuant to Section 1105 of the City Planning Code; acting on the recommendation of the Landmarks Preservation Advisory board to SUSTAIN the Category I - Significant rating.

CONTINUED TO JANUARY 23, 1986
ABSENT: NAKASHIMA, WRIGHT

VOTE: 5-0

4:30 P.M.

27. 85.575C
140 CHURCH STREET, east side between Duboce Place and Market Streets, Lot 9 in Assessor's Block 3537; Request for Conditional Use Authorization to install a FAST FOOD and TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) district within the Upper Market Street Neighborhood Commercial District. The proposal is for a restaurant with seating for approximately 20 persons in 1,200 square feet of floor area.
(Continued from Regular Meeting of January 9, 1986)

APPROVED MOTION #10556
ABSENT: NAKASHIMA

VOTE: 6-0

28. 85.584C
3913 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 39 in Assessor's Block 6508; REquest for Conditional Use Authorization for an OUTDOOR ACTIVITY AREA in a C-2 (Community Business) district within the 24th Street-Noe Valley Neighborhood Commercial District. The proposal is to provide ten tables in the rear patio area of the Courtyard Cafe. The rear patio occupies approximately 360 square feet of floor area.

APPROVED MOTION #10557
ABSENT: NAKASHIMA

VOTE: 6-0

Adjournment AT 6:30 P.M.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and Reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3148 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lee Woods, Administrative Secretary, City Planning Commission, at (415) 558-4656.

S U M M A R Y

ADDENDUM

NOTICE OF MEETING
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ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright,
and Rosenblatt.

1:30 P.M.

B. COMMISSIONERS' QUESTIONS & MATTERS

ELECTION OF OFFICERS:

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year; or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year".

PASSED A MOTION RETAINING CURRENT OFFICERS
ABSENT: NAKASHIMA

VOTE: 6-0

4:30 P.M.

29. 83.327EIC
450 STANYAN STREET, east side of Fulton and Hayes Streets, Lots 29A, 36 and portion of 37 in Assessor's Block 1191 - Consideration of Certification of Final Environmental Impact Report for St. Mary's Office Building - The construction on currently vacant land of a building containing medical offices and other medical facilities operated by an affiliated with St. Mary's Hospital and Medical Center.

CONTINUED TO JANUARY 23, 1986
ABSENT: NAKASHIMA, WRIGHT

VOTE: 5-0

30. 83.327EIC
450 STANYAN STREET, east side of Fulton and Hayes Streets, Lots 29A, 36 and a portion of 37 in Assessor's Block 1191 - Request for authorization of Conditional Use for a Planned Unit Development for the construction of a MEDICAL BUILDING containing approximately 82,500 square feet of medical office and diagnostic space in an RH-3 (House, Three-Family) district, resulting in a campus-wide Floor Area Ratio of 2.25:1 exceeding the otherwise-permitted Floor Area Ratio of 1.8:1, not including corner and through-lot premiums, and with intrusion into the other-wide-required rear yard, and with exceptions to the bulk limitations at the fourth floor.

CONTINUED TO JANUARY 23, 1986
ABSENT: NAKASHIMA, WRIGHT

VOTE: 5-0

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S U M M A R Y

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SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 30, 1986
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

12:00 NOON

FIELD TRIP - To view the sites of matters pending before the City Planning Commission.

COMPLETED.

1:30 P.M.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. ITEMS PROPOSED FOR CONTINUANCE

1. 85.553C
751-753-755 ARGUELLO BOULEVARD, west side between Balboa and Cabrillo Streets, Lot 14 in Assessor's Block 1643 - Request for authorization of Conditional Use to permit the conversion of three dwelling units to a RESIDENTIAL CARE FACILITY FOR 20 PERSONS in an RM-2 (Mixed Residential, Moderate Density) district.
NOTE: Proposed to be continued to February 6, 1986.

CONTINUED TO FEBRUARY 6, 1986

VOTE: 7-0

2. 85.683ETZ
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, various locations in and adjacent to all C-1 NS RC-1 districts, and some C-2, C-M, RC-2, RC-3 and RC-4 districts - Consideration of six-month extension of the interim zoning controls for the Neighborhood Commercial Districts in San Francisco. The expiration date of said interim zoning controls as adopted and amended by the City Planning Commission is proposed to be extended from March 28, 1986 to September 28, 1986.
NOTE: Proposed to be continued to February 6, 1986.

CONTINUED TO FEBRUARY 6, 1986

VOTE: 7-0

1:30 P.M. (Cont)D. REGULAR CALENDAR

3. 85.91VD
2418 PACIFIC AVENUE, north side, Lot 9 in Assessor's Block 582 -
Consideration of Discretionary Review of Building Permit Application
No. 8512056; Proposal to construct a recreational structure on the
rooftop of a proposed garage addition.
(Continued from the Regular Meeting of January 23, 1986)

PASSED MOTION TO TAKE DISCRETIONARY REVIEW.

VOTE: 7-0

4. 85.91VD
2418 PACIFIC AVENUE, north side, Lot 9 in Assessor's Block 582 -
Discretionary Review of Building Permit Application No. 8512056;
Proposal to construct a recreational structure on the rooftop of a
proposed garage addition.
(Continued from the Regular Meeting of January 23, 1986)

APPROVED AS MODIFIED MOTION #10567

VOTE: 4-3

VOTING NO: COMMISSIONERS HEMPHILL, KARASICK AND WRIGHT

2:00 P.M.

5. 85.608G
255 GOLDEN GATE AVENUE, Lot 17 in Assessor's Block 348 - Request for
redesignation from Category II - Significant to Category V - Unrated.

DISAPPROVED RESOLUTION #10568

VOTE: 7-0

6. 85.592G
119-139 ELLIS STREET, Lot 23 in Assessor's Block 330 - Request for
redesignation from Category I - Significant to Category V - Unrated.

DISAPPROVED RESOLUTION #10569

VOTE: 7-0

7. 85.641G
18 GEARY STREET, Lot 7 in Assessor's Block 310 - Request for
redesignation from Category V - Unrated to Unrated.

DISAPPROVED RESOLUTION # 10570

VOTE: 7-0

8. 85.635G
366 GEARY STREET, Lot 6 in Assessor's Block 307 - Request for
redesignation from Category IV - Contributory to Category V -
Unrated.

DISAPPROVED RESOLUTION #10571

VOTE: 7-0

2:00 P.M. (Cont)

9. 85.603G
436 GEARY STREET, Lot 7 in Assessor's Block 306 - Request for
redesignation from Category IV - Contributory to Category V -
Unrated.

DISAPPROVED RESOLUTION #10572

VOTE: 7-0

10. 85.639G
458 GEARY STREET, Lot 7B in Assessor's Block 306 - Request for
redesignation from Category II - Significant to Category V - Unrated.

DISAPPROVED RESOLUTION #10573

VOTE: 7-0

11. 85.632G
96 JESSIE STREET, Lot 32 in Assessor's Block 3708 - Request for
redesignation from Unrated to Category III - Contributory.

PASSED A MOTION OF INTENT TO REDESIGNATE AND
CONTINUED TO FEBRUARY 6, 1986.

VOTE: 4-3

VOTING NO: COMMISSIONERS ALLEN, KARASICK AND NAKASHIMA

12. 85.615G
333 MASON STREET, Lot 1A in Assessor's Block 316 - Request for
redesignation from Unrated to Category I - Significant.

DISAPPROVED RESOLUTION #10574

VOTE: 5-0

VOTING NO: COMMISSIONERS BIERMAN AND NAKASHIMA

13. 85.606G
1100-1112 MARKET STREET, Lot 1 in Assessor's Block 351 - Request for
redesignation from Category I - Significant to Unrated.

DISAPPROVED RESOLUTION #10575

VOTE: 7-0

14. 85.605G
100 POWELL STREET, Lot 12 in Assessor's Block 327 - Request for
redesignation from Category IV - Contributory to Category V -
Unrated.

DISAPPROVED RESOLUTION #10576

VOTE: 7-0

15. 85.607G
120 POWELL STREET, Lot 13 in Assessor's Block 327 - Request for
redesignation from Category IV - Contributory to Category V -
Unrated.

DISAPPROVED RESOLUTION #10577

VOTE: 7-0

2:00 P.M. (Cont)

16. 85.604G
2 TURK STREET, Lot 4 in Assessor's Block 340 - Request for
redesignation from Category I - Significant to Unrated.

DISAPPROVED RESOLUTION #10578

VOTE: 7-0

Adjourned: 5:00 P.M.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and Reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3148 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lee Woods, Administrative Secretary, City Planning Commission, at (415) 558-4656.

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S U M M A R Y

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 3, 1986
ROOM 282, CITY HALL
1:30 P. M.

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ROLL CALL: Commissioners Allen, Bierman, Boas, Hemphill, Nakashima, Nothenberg and Rosenblatt.

ABSENT: ROSENBLATT

1:30 P. M.

A. DIRECTOR'S REPORT

Status Report on Chinatown Planning and Zoning Study -- proposed schedule for initiating new interim controls. (LS)

B. COMMISSIONERS' QUESTIONS & MATTERS

C. CASES NOTICED FOR HEARING WHICH HAVE BEEN WITHDRAWN

1. 86.103C

525 LAGUNA STREET, northwest corner at Hayes Street, Lot 1 in Assessor's Block 819 - Request for authorization of Conditional Use to install a fast food and take-out establishment with seating for 49 persons in approximately 1,800 square feet of floor area in a C-2 (Community Business) district within the Interim Hayes-Gough Neighborhood Commercial District.
(Application received in error)

WITHDRAWN

D. MATTERS PROPOSED FOR CONTINUATION

2. 86.48EZ

850 BRYANT STREET, north side between 7th Street and Harriet Street, Lot 42 in Assessor's Block 3759 - Request to reclassify property from a 105-K height and bulk district to a 150-K height and bulk district.
(proposed for continuation to April 17th, pending completion of environmental evaluation)

(JF)

CONTINUED TO 4/17/86

1:30 P.M. Meeting cont.

3. 83.193CI (JF)
2400 GEARY BLVD, northwest corner at Baker Street, Lot 7 and 8 in Assessor's Block 1081 - Request for authorization of a post-secondary school in a RH-3 (House, Three Family) district.
(Continued from the Regular Meeting of March 6, 1986)
(Proposed for continuation to April 10, 1986)

CONTINUED TO 4/10/86

4. 85.689ETZ (AC)
POLK STREET, properties fronting on Polk Street, bounded by Broadway, Geary Street, Van Ness Avenue and Larkin Street - Proposal to establish a temporary prohibition against approval of permits for restaurants, places of entertainment, dance halls, discotheques, hotels, bars, bath houses and financial institutions for a period of twelve (12) months.
(Proposed for continuation to April 10, 1986)

CONTINUED TO 4/10/86

5. 85.667ET (AC)
CLEMENT STREET, properties on Clement Street between Park Presidio Boulevard and 34th Avenue - Proposal to establish a temporary prohibition against approval of permits for the establishment and operation of restaurants, fast-food establishments and bars for a period of twelve (12) months.
(Proposed for continuation to April 10, 1986)

CONTINUED TO 4/10/86

6. 86.44C (GS)
2019 STEINER STREET, west side between Pine and California Streets, Lot 5 in Assessor's Block 655 - Request for authorization of Conditional Use to demolish a residential unit in an RM-2 (Mixed Residential, Moderate Density) district and the Interim Upper Fillmore Neighborhood Commercial District.
(Proposed to be continued indefinitely)

CONTINUED INDEFINITELY

E. CONSIDERATION OF FINDINGS AND FINAL FORM OF MOTION PUBLIC HEARING CLOSED

7. 85.648G (JM)
42-50 FELL STREET, Lot 10 in Assessor's Block 814 - Request by the owner for redesignation from Category III - Contributory to Category I - Significant.

APPROVED RESOLUTION 10614
ABSTAINED: KARASICK

VOTE: 5-0-1

8. 85.610G (LB/JM)
51 GRANT AVENUE, Lot 3 in Assessor's Block 313 - Request by the owner for redesignation from a Category I - Significant to Category IV - Contributory.

APPROVED RESOLUTION 10654
VOTING NO: BIERMAN

VOTE: 5-1

9. 85.621G (LB/JM)
657 HOWARD STREET, Lot 41 in Assessor's block 3735 - Request by the owner for redesignation from Category I - Significant to Category III - Contributory.

CONTINUED TO 4/10/86

F. CONSENT CALENDAR

10. 85.524CV (GS)
2107 UNION STREET, southwest corner at Webster Street, Lot 1 in Assessor's Block 540 - Request for authorization of Conditional Use to permit office space on the third and fourth stories and to permit a single commercial use over 2,500 square feet in a C-2 (Community Business) district and the Interim Union Street Neighborhood Commercial District.

APPROVED RESOLUTION 10655
VOTING NO: BIERMAN, KARASICK

VOTE: 4-2

11. 86.112C
3600 - 16th STREET, northwest corner at Noe Street, Lot 15 in Assessor's Block 3561 - Request for authorization of Conditional Use to install a fast food and take-out establishment with counter seating for six persons in 300 square feet of floor area in a C-2 (Community Business) district within the Interim Upper Market Neighborhood Commercial District.
(Continued to April 17, 1986)

CONTINUED TO 4/17/86

2:15 P.M.

G. REGULAR CALENDAR

12. 85.497L (JM)
SAN FRANCISCO LAWN BOWLING CLUBHOUSE AND GREENS, Lot 1 in Assessor's Block 1700 - (Golden Gate Park) - Acting on the recommendation of the Landmarks Preservation Advisory Board to designate the above-referenced structure and site as a Landmark pursuant to Article 10 of the city Planning Code.

APPROVED RESOLUTION 10656

VOTE: 6-0

2:15 P.M. Meeting cont.

13. 85.655E (SR)
1346 LA PLAYA STREET, eastside between Irving and Judah Streets, Lot 29 in Assessor's Block 1809 - Appeal of Preliminary Negative Declaration for the construction of a three-story, three unit residential building in conjunction with three previously constructed units at 1344 La Playa Street involving the demolition of the existing cottage.

CONTINUED TO 4/10/86

14. 86.90C (VM)
655 BROTHERHOOD WAY, south side between Lake Merced and Junipero Serra Boulevards, Lot 23 in Assessor's Block 7380 - Request for authorization of Conditional Use to permit a Temporary Classroom Building in an RH-1(D) (House, One-Family Detached Dwelling) district.

APPROVED RESOLUTION 10657

VOTE: 6-0

15. 85.691R (VM)
SEQUOIA WAY, west side between Omar and Bella Vista Way adjoining Assessor's Block 2955 - Review for consistency with Master Plan for a change in sidewalk width from 12 to 6 feet.

CONTINUED TO 4/10/86

2:45 P.M.

16. 85.696C (GS)
2271 UNION STREET, south side between Steiner and Fillmore Streets, Lot 26 in Assessor's block 539 - Request for authorization of Conditional Use to convert dwelling units to 4,500 square feet of office space in a C-2 (Community Business) district, the Union Street Special Use District and the Interim Union Street Neighborhood Commercial District.

CONTINUED 5/8/86

17. 85.430EZ (DH)
2912-2970 CALIFORNIA STREET, north side between Baker and Broderick Streets, Lots 8 through 12 and 31 in Assessor's Block 1024 - Request to reclassify property from an RH-2 (house, two-family) district to an RM-1 (Mixed Residential, Low Density) district.

APPROVED RESOLUTION 10658

VOTE: 6-0

3:45 P.M. Meeting cont.

18. 85.455EC (LM)
757 NORTH POINT STREET, south side between Leavenworth and Hyde Streets, Lot 24 in Assessor's Block 27 - Request for authorization of Conditional Use to construct a building containing nine dwelling units on a single lot of 9,453 square feet in an RH-3 (House, Three-Family) district.

CONTINUED TO 4/10/86

3:45 P.M.

19. 86.86C (MB)
1220 VALENCIA STREET, west side between 23rd and 24th Streets, Lot 3 in Assessor's Block 3644 - Request for authorization of Conditional Use for a RELIGIOUS FACILITY in a C-2 (Community Business) district within the Interim Valencia Street Neighborhood Commercial District. (Continued from Regular Meeting of March 27, 1986)

CONTINUED TO 4/10/86

20. 84.530EC (CB)
220 FELL STREET, northwest corner of Franklin Street, Lot 3 in Assessor's Block 816. Appeal of the Preliminary Negative Declaration for the construction of an 80-foot tall building containing 49,918 gross square feet of office space, 8,121 gsf of retail space and 88 parking spaces, requiring conditional use authorization. (Continued from Regular Meeting of 3/6/86)

CONTINUED TO 4/10/86

21. 84.530EC (MB)
220 FELL STREET, northwest corner at Franklin Street Lot 3 in Assessor's Block 816, Request for Conditional Use Authorization for a site over 10,000 square feet, a commercial space over 3,000 square feet, and offices on the third story and above in a C-2 (Community Business) District within the Interim Hayes-Gough Neighborhood Commercial District. the proposed Franklin Plaza will contain 49,918 gross square feet of office space, 8,121 gross square feet of ground floor retail space, and 88 parking spaces. the proposed height is 80 feet. (Continued from Regular Meeting of 3/6/86)

CONTINUED TO 4/10/86

22. Consideration of a Resolution adopting the Developers' Manual for the Implementation of Transportation Broker Services and Transportation Conditions, incorporating revisions to the December, 1984 document, as standard methods and guidelines necessary for

3:45 P.M. Meeting cont.

Item #22. continues

satisfaction of required transportation broker services and other specific transportation mitigation activities, pursuant to project conditions of approval and/or Planning Code provision.

(Continued from the Regular Meeting of 3/20/86)

APPROVED RESOLUTION 10659

VOTE: 5-1

VOTING NO: HEMPHILL

Adjournment.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call the office of the Administrative Secretary, City Planning Commission, at (415) 558-4656.

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S U M M A R Y

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 3, 1986
ROOM 282, CITY HALL
1:30 P. M.

3:45 P.M.

23. 85.396D
3724 OCTAVIA STREET, east side between Lombard and Chestnut Streets, Lot 14 in Assessor's Block 496; consideration of discretionary review of building permit application No. 8506131 to convert twelve (12) dwelling units to eleven (11) and to undertake substantial renovation of the ground story to permit the creation of five (5) additional off street parking spaces, installation of an elevator, additional bathrooms and fireplaces, in an RH-3 (House Three-Family) district.

CONTINUED TO 4/10/86

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OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL JOINT MEETING
WITH
GOLDEN GATE NATIONAL RECREATION AREA
CITIZEN'S ADVISORY COMMISSION
WEDNESDAY
APRIL 9, 1986
UPPER FORT MASON
GGMRA HEADQUARTERS BUILDING 201
7:30 P.M.

PRESENT: Commissioners Allen, Bierman, Hemphill, Rosenblatt and Wright.

ABSENT: Commissioners Karasick and Nakashima.

7:30 P.M.

MEETING WAS CALLED TO ORDER AT 7:30 P.M. by Frank Boerger, Chairman, Golden Gate National Recreation Area Advisory Commission.

1. To receive public comment on the proposed Child Support Center to be located in the Presidio, in an area generally South of Moraga Avenue, and bounded by Infantry Terrace.

Testimony was received from the following speakers: 1. Veronica Fountain. 2. Frank Parker. 3. Sue Kingslieu. 4. Myron Vanatta. 5. Sgt. Theresa Stinnett. 6. Sharon Russell. 7. Capt. John Foley. 8. Ed Gonyea. 9. Ray Camp. 10. Kate Field. 11. Alex Amoroso. 12. Charles Bonny. 13. Red Dodge. 14. Nina Helen Eloesser. 15. Rebecca Evans. 16. Willinda McCrea.

2. Review for consistency with the Master Plan of the City and County of San Francisco for said facility as described above.

PROPOSED SITE FOR CHILD SUPPORT CENTER FOUND IN CONFORMITY WITH MASTER PLAN
VOTE: 5-0

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S U M M A R Y

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 10, 1986
ROOM 282, CITY HALL
1:30 P. M.

Revised

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MAY 13 1986

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ROLL CALL: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Wright
and Rosenblatt

ACTING SECRETARY

1:30 P.M.

A. DIRECTOR'S REPORT

1. Modification of rules adopted for the First Review Period of the Annual Office Development Limitation Program (Resolution No. 10538), as per memorandum, dated April 3, 1986, from the Director of City Planning to the City Planning Commission. This memorandum is available for public review at the Zoning counter.
2. Modification of Mount Zion Hospital Institutional Master Plan to provide for proposed Family Support Facility "Ronald McDonald House" at 1640-1646 Scott Street replacing office uses at the site. (JF)

APPROVED

VOTE: 7-0

B. COMMISSIONERS' QUESTIONS & MATTERS

C. MATTERS PROPOSED FOR CONTINUANCE

3. 85.396D
3124 OCTAVIA STREET, east side between Lombard and Chestnut Streets, Lot 14 in Assessor's Block 496; Consideration of Discretionary Review of Building Permit Application No. 8506131 to convert twelve (12) dwelling units to eleven (11) and to undertake substantial renovation of the ground story to permit the creation of five (5) additional off-street parking spaces, installation of an elevator, additional bathrooms and fireplaces, in an RH-3 (House, Three-family) district.
(Continued from the Regular Meeting of 4/3/86)
Proposed for continuance to 4/24/86.

CONTINUED TO MAY 1, 1986

1:30 P.M. Meeting cont.

D. CONSIDERATION OF FINDINGS AND FINAL FORM OF MOTION PUBLIC HEARING CLOSED

4. 85.621G (LB/JM)
657 HOWARD STREET, Lot 41 in Assessor's block 3735 - Request by the owner for redesignation from Category I - Significant to Category III - Contributory.

APPROVED RESOLUTION #10631
VOTING NO: BIERMAN

VOTE: 6-1

5. 85.693G (LB/JM)
343 SANSOME STREET, Lot 2 in Assessor's Block 239 - Request by the owner for redesignations form Category I - Significant to Category III Contributory.

APPROVED RESOLUTION #10645
ABSTAIN: BIERMAN

VOTE: 6-1

2:00 P.M.

D. REGULAR CALENDAR

6. 86.137L (JM)
500-502 DIVISADERO STREET THEODORE GREEN APOTHECARY, Lot 17A in Assessor's Block 1203 - Acting on the recommendation of the Landmarks Preservation Advisory Board to designate the above-referenced structure and site as a LANDMARK pursuant to article 10 of City Planning Code.

CONTINUED TO APRIL 17, 1986

7. 85.655E (SR)
1346 LA PLAYA STREET, eastside between Irving and Judah Streets, Lot 29 in Assessor's Block 1809 - Appeal of Preliminary Negative Declaration for the construction of a three-story, three unit residential building in conjunction with three previously constructed units at 1344 La Playa Street involving the demolition of the existing cottage.

WITHDRAWN

8. 85.455EC (LM)
757 NORTH POINT STREET, south side between Leavenworth and Hyde Streets, Lot 24 in Assessor's Block 27 - Request for authorization of Conditional Use to construct a building containing nine dwelling units on a single lot of 9,453 square feet in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of 4/3/86)

APPROVED RESOLUTION #10661
VOTING NO: BIERMAN, NAKASHIMA, HEMPHILL

VOTE: 4-3

2:45 P.M. Meeting cont.

9. 83.193CI (JF)
2400 GEARY BLVD, northwest corner at Baker Street, Lot 7 and 8 in Assessor's Block 1081 - Request for authorization of a post-secondary school in a RH-3 (House, Three Family) district.

CONTINUED TO MAY 1, 1986

10. 86.86C (MB)
1220 VALENCIA STREET, west side between 23rd and 24th Streets, Lot 3 in Assessor's Block 3644 - Request for authorization of Conditional Use for a RELIGIOUS FACILITY in a C-2 (Community Business) district within the Interim Valencia Street Neighborhood Commercial District.
(Continued from Regular Meeting of April 3, 1986)

CONTINUED TO MAY 1, 1986

11. 85.570C (LJM)
2963 LAGUNA STREET, southwest corner at Filbert Street, Lot 1 in Assessor's Block 531 - Request for Authorization of Conditional Use to permit a 5-room bed and breakfast inn in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of 3/27/86)

CONTINUED TO MAY 1, 1986

12. 86.51C (LJM)
1251 SECOND AVENUE, southwest corner at Hugo Street, Lot 1 in Assessor's Block 1751 - Request for Authorization of Conditional Use for a RESIDENTIAL CARE FACILITY for ten adults plus children in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of 3/6/86)

APPROVED RESOLUTION #10662
VOTING NO: HEMPHILL

VOTE: 6-1

3:15 P.M.

13. 85.689ETZ (AC)
POLK STREET, properties fronting on Polk Street, bounded by Broadway, Geary Street, Van Ness Avenue and Larkin Street - Proposal to establish a temporary prohibition against approval of permits for restaurants, places of entertainment, dance halls, discotheques, hotels, bars, bath houses and financial institutions for a period of twelve (12) months.

APPROVED RESOLUTION #10663
ABSENT: NAKASHIMA

VOTE: 6-0

3:45 P.M.

14. 85.667ET (AC)
CLEMENT STREET, properties on Clement Street between Park Presidio Boulevard and 34th Avenue - Proposal to establish a temporary prohibition against approval of permits for the establishment and operation of restaurants, fast-food establishments and bars for a period of twelve (12) months.

APPROVED RESOLUTION #10664
ABSENT: NAKASHIMA

VOTE: 6-0

15. 85.691R (VM)
SEQUOIA WAY, west side between Omar and Bella Vista Way adjoining Assessor's Block 2955 - Review for consistency with Master Plan for a change in sidewalk width from 12 to 6 feet.
(Continued from the Regular Meeting of 4/3/86)

APPROVED RESOLUTION #10665
ABSENT: NAKASHIMA

VOTE: 6-0

16. 84.530EC (CB)
220 FELL STREET, northwest corner of Franklin Street, Lot 3 in Assessor's Block 816. Appeal of the Preliminary Negative Declaration for the construction of an 80-foot tall building containing 49,918 gross square feet of office space, 8,121 gsf of retail space and 88 parking spaces, requiring conditional use authorization.
(Continued from Regular Meeting of 4/3/86)

CONTINUED TO MAY 1, 1986

17. 84.530EC (MB)
220 FELL STREET, northwest corner at Franklin Street Lot 3 in Assessor's Block 816, Request for Conditional Use Authorization for a site over 10,000 square feet, a commercial space over 3,000 square feet, and offices on the third story and above in a C-2 (Community Business) District within the Interim Hayes-Gough Neighborhood Commercial District. the proposed Franklin Plaza will contain 49,918 gross square feet of office space, 8,121 gross square feet of ground floor retail space, and 88 parking spaces. the proposed height is 80 feet.
(Continued from Regular Meeting of 4/3/86)

CONTINUED TO MAY 1, 1986

F. NOTICE OF FUTURE MEETINGS

On April 17th, the considerations of certification of Final Environmental Impact report as well as preservations by the project sponsors will be calendared for the following projects:

3:45 P.M. Meeting cont.

1. 83.311EX
299 SECOND STREET, northeast corner at Folsom (321.185 gross square feet).
2. 84.199EX
524 HOWARD STREET, north side between 1st and 2nd Street (230.015 gross square feet).
3. 84.432EX
325 PINE STREET, south side between Battery and Sansome Streets (150,200 gross square feet)
4. 84.448ECX
1601 and 1660 MISSION STREET, two locations in vicinity of South Van Ness Avenue (440.649 gross square feet).

On April 24 comments from the public on these form projects will be heard.

A copy of the Directors 321 Evaluation Reports for these projects are available for public review at Department of City Planning Offices.

Adjournment.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call the office of the Administrative Secretary, City Planning Commission, at (415) 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 10, 1986
ROOM 282, CITY HALL
1:30 P. M.

ROLL CALL: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Wright
and Rosenblatt

1:30 P.M.

A. DIRECTOR'S REPORT

1. Modification of rules adopted for the First Review Period of the Annual Office Development Limitation Program (Resolution No. 10538), as per memorandum, dated April 3, 1986, from the Director of City Planning to the City Planning Commission. This memorandum is available for public review at the Zoning counter.
2. Modification of Mount Zion Hospital Institutional Master Plan to provide for proposed Family Support Facility "Ronald McDonald House" at 1640-1646 Scott Street replacing office uses at the site.
(JF)

APPROVED

VOTE: 7-0

B. COMMISSIONERS' QUESTIONS & MATTERS

C. MATTERS PROPOSED FOR CONTINUANCE

3. 85.396D
3124 OCTAVIA STREET, east side between Lombard and Chestnut Streets, Lot 14 in Assessor's Block 496; Consideration of Discretionary Review of Building Permit Application No. 8506131 to convert twelve (12) dwelling units to eleven (11) and to undertake substantial renovation of the ground story to permit the creation of five (5) additional off-street parking spaces, installation of an elevator, additional bathrooms and fireplaces, in an RH-3 (House, Three-family) district.
(Continued from the Regular Meeting of 4/3/86)
Proposed for continuance to 4/24/86.

CONTINUED TO MAY 1, 1986

D. CONSIDERATION OF FINDINGS AND FINAL FORM OF MOTION PUBLIC HEARING CLOSED

4. 85.621G (LB/JM)
657 HOWARD STREET, Lot 41 in Assessor's block 3735 - Request by the owner for redesignation from Category I - Significant to Category III - Contributory.

APPROVED
VOTING NO: BIERMAN

VOTE: 6-1

5. 85.693G (LB/JM)
343 SANSOME STREET, Lot 2 in Assessor's Block 239 - Request by the owner for redesignations form Category I - Significant to Category III Contributory.

APPROVED
ABSTAIN: BIERMAN

VOTE: 6-1

2:00 P.M.

D. REGULAR CALENDAR

6. 86.137L (JM)
500-502 DIVISADERO STREET THEODORE GREEN APOTHECARY, Lot 17A in Assessor's Block 1203 - Acting on the recommendation of the Landmarks Preservation Advisory Board to designate the above-referenced structure and site as a LANDMARK pursuant to article 10 of City Planning Code.

CONTINUED TO APRIL 27, 1986

7. 85.655E (SR)
1346 LA PLAYA STREET, eastside between Irving and Judah Streets, Lot 29 in Assessor's Block 1809 - Appeal of Preliminary Negative Declaration for the construction of a three-story, three unit residential building in conjunction with three previously constructed units at 1344 La Playa Street involving the demolition of the existing cottage.

WITHDRAWN

8. 85.455EC (LM)
757 NORTH POINT STREET, south side between Leavenworth and Hyde Streets, Lot 24 in Assessor's Block 27 - Request for authorization of Conditional Use to construct a building containing nine dwelling units on a single lot of 9,453 square feet in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of 4/3/86)

APPROVED
VOTING NO: WRIGHT, ALLEN, KARASICK, ROSENBLATT

VOTE: 4-3

9. 83.193CI (JF)
2400 GEARY BLVD, northwest corner at Baker Street, Lot 7 and 8 in Assessor's Block 1081 - Request for authorization of a post-secondary school in a RH-3 (House, Three Family) district.

CONTINUED TO MAY 1, 1986

10. 86.86C (MB)
1220 VALENCIA STREET, west side between 23rd and 24th Streets, Lot 3 in Assessor's Block 3644 - Request for authorization of Conditional Use for a RELIGIOUS FACILITY in a C-2 (Community Business) district within the Interim Valencia Street Neighborhood Commercial District.
(Continued from Regular Meeting of April 3, 1986)

CONTINUED TO MAY 1, 1986

11. 85.570C (LJM)
2963 LAGUNA STREET, southwest corner at Filbert Street, Lot 1 in Assessor's Block 531 - Request for Authorization of Conditional Use to permit a 5-room bed and breakfast inn in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of 3/27/86)

CONTINUED TO MAY 1, 1986

12. 86.51C (LJM)
1251 SECOND AVENUE, southwest corner at Hugo Street, Lot 1 in Assessor's Block 1751 - Request for Authorization of Conditional Use for a RESIDENTIAL CARE FACILITY for ten adults plus children in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of 3/6/86)

APPROVED
VOTING NO: HEMPHILL

VOTE: 6-1

3:15 P.M.

13. 85.689ETZ (AC)
POLK STREET, properties fronting on Polk Street, bounded by Broadway, Geary Street, Van Ness Avenue and Larkin Street - Proposal to establish a temporary prohibition against approval of permits for restaurants, places of entertainment, dance halls, discotheques, hotels, bars, bath houses and financial institutions for a period of twelve (12) months.

APPROVED
ABSENT: NAKASHIMA

VOTE: 6-0

14. 85.667ET (AC)
CLEMENT STREET, properties on Clement Street between Park Presidio Boulevard and 34th Avenue - Proposal to establish a temporary prohibition against approval of permits for the establishment and operation of restaurants, fast-food establishments and bars for a period of twelve (12) months.

APPROVED
ABSENT: NAKASHIMA

VOTE: 6-0

15. 85.691R (VM)
SEQUOIA WAY, west side between Omar and Bella Vista Way adjoining Assessor's Block 2955 - Review for consistency with Master Plan for a change in sidewalk width from 12 to 6 feet.
(Continued from the Regular Meeting of 4/3/86)

APPROVED
ABSENT: NAKASHIMA

VOTE: 6-0

16. 84.530EC (CB)
220 FELL STREET, northwest corner of Franklin Street, Lot 3 in Assessor's Block 816. Appeal of the Preliminary Negative Declaration for the construction of an 80-foot tall building containing 49,918 gross square feet of office space, 8,121 gsf of retail space and 88 parking spaces, requiring conditional use authorization.
(Continued from Regular Meeting of 4/3/86)

CONTINUED TO MAY 1, 1986

17. 84.530EC (MB)
220 FELL STREET, northwest corner at Franklin Street Lot 3 in Assessor's Block 816, Request for Conditional Use Authorization for a site over 10,000 square feet, a commercial space over 3,000 square feet, and offices on the third story and above in a C-2 (Community Business) District within the Interim Hayes-Gough Neighborhood Commercial District. the proposed Franklin Plaza will contain 49,918 gross square feet of office space, 8,121 gross square feet of ground floor retail space, and 88 parking spaces. the proposed height is 80 feet.
(Continued from Regular Meeting of 4/3/86)

CONTINUED TO MAY 1, 1986

F. NOTICE OF FUTURE MEETINGS

On April 17th, the considerations of certification of Final Environmental Impact report as well as preservations by the project sponsors will be calendared for the following projects:

1. 83.311EX
299 SECOND STREET, northeast corner at Folsom (321.185 gross square feet).
2. 84.199EX
524 HOWARD STREET, north side between 1st and 2nd Street (230.015 gross square feet).
3. 84.432EX
325 PINE STREET, south side between Battery and Sansome Streets (150,200 gross square feet)
4. 84.448ECX
1601 and 1660 MISSION STREET, two locations in vicinity of South Van Ness Avenue (440.649 gross square feet).

On April 24 comments from the public on these form projects will be heard.

A copy of the Directors 321 Evaluation Reports for these projects are available for public review at Department of City Planning Offices.

Adjournment.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call the office of the Administrative Secretary, City Planning Commission, at (415) 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 17, 1986
ROOM 282, CITY HALL
1:30 P. M.

ROLL CALL: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Wright
and Rosenblatt.

ACTING SECRETARY: BARBARA RENTERIA

1:30 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS & MATTERS

C. MATTERS FOR CONTINUANCE

1. 86.48EZ (JF)
850 BRYANT STREET, north side between 7th Street and Harriet Street,
Lot 42 in Assessor's Block 3759 - Request to reclassify property
from a 105-K height and bulk district to a 150-K height and bulk
district.
(Continued from the Regular Meeting of 4/3/86)
(Continued to May 1, 1986)

APPROVED CONTINUANCE
ABSENT: WRIGHT

VOTE: 6-0

2. 85.308T (GS)
In the general area of single-family zoning district, consideration
of permanent controls precluding one additional unit in single-family
dwellings otherwise permitted under the State of California
Government Code, except where second units are currently permitted
by the City Planning Code under Section 209.1(c) for RH-1(S)
districts and Section 209.1(m) for units designed for and occupied
by senior citizens and physically-handicapped persons.
(Continued to May 1, 1986)

APPROVED CONTINUANCE
ABSENT: WRIGHT

VOTE: 6-0

1:30 P.M. cont.

3. 85.198EV
274 BRANNAN STREET, north side between First and Second Streets, Lot 27 in Assessor's Block 3774 - Appeal of preliminary Negative Declaration for the conversion of light industrial space to 37,500 square feet of office space requiring a variance.
(recommend continuance to May 1, 1986)

APPROVED CONTINUANCE
ABSENT: WRIGHT

VOTE: 6-0

4. 85.21EC
720 MARKET STREET at Geary and Kearny Streets; Lot 4 in Assessor's Block 312 - Appeal of a Preliminary Negative Declaration for the construction of a 10-story, 130-foot-tall mixed-use office/retail building with approximately 41,900 g.s.f. office and 8,100 g.s.f. retail and storage space, requiring Conditional Use Authorization after demolition of existing 2-story office/retail building.
(recommend continuance to May 1, 1986)

APPROVED CONTINUANCE
ABSENT: WRIGHT

VOTE: 6-0

D. CONSIDERATION OF FINDINGS AND FINAL FORM OF MOTION PUBLIC HEARING CLOSED

5. 85.627G (JM)
1087 MISSION STREET, Lot 106 in Assessor's Block 3726; Request by the Foundation for San Francisco's Architectural Heritage for redesignation from Unrated to Category III - Significant.

APPROVED RESOLUTION #10467
ABSTAINED: BIERMAN and ALLEN

VOTE: 5-0

6. 85.634G (JM)
37 DRUMM STREET, Lot 19 in Assessor's Block 235; Request by the Foundation for San Francisco's Architectural Heritage for redesignation from Unrated to Category III - Contributory.

APPROVED RESOLUTION #10468
ABSTAINED: BIERMAN and ALLEN

VOTE: 5-0

7. 85.622G (JM)
658-664 MISSION STREET, Lot 20 in Assessor's Block 3707; Request by the owner for redesignation from Category I - Significant to Category III - Contributory; Calendared pursuant to a request by the applicant to rehear the case.

APPROVED RESOLUTION #10469
ABSTAINED: BIERMAN and ALLEN

VOTE: 5-0

1:30 P.M. cont.E REGULAR CALENDAR

8. 86.137L (JM)
500-502 DIVISADERO STREET THEODORE GREEN APOTHECARY, Lot 17A in Assessor's Block 1203 - Acting on the recommendation of the Landmarks Preservation Advisory Board to designate the above-referenced structure and site as a LANDMARK pursuant to article 10 of City Planning Code.
(Continued from the Regular Meeting of 4/10/86)

CONTINUED TO MAY 15, 1986

9. 86.112C (MB)
3600 - 16TH STREET, northwest corner at Noe Street, Lot 15 in Assessor's Block 3561; Request for authorization of Conditional Use to install a fast food and take-out establishment with counter seating for six persons in 300 square feet of floor area in a C-2 (Community Business) district and within the Interim Upper Market Neighborhood Commercial district.
(Continued from the Regular Meeting of 4/3/86)

APPROVED ~~AS CONSENT~~, RESOLUTION #~~10169~~¹⁰⁶⁶⁶
ABSENT: WRIGHT

VOTE: 6-0

10. 86.129C (MB)
4716 MISSION STREET, west side between Leo and Ruth Streets, Lot 14 in Assessor's Block 6955 - Request for authorization of Conditional Use to install a take-out establishment (Domino's Pizza) in approximately 1,100 square feet of floor area in a C-2 (Community Business) district within an Interim NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal would provide parking for eight cars at the rear of the building.

CONTINUED TO MAY 15, 1986

2:30 P.M.

11. Modification of rules adopted for the First Review Period of the Annual Office Development Limitation Program (Resolution No. 10538), as per memorandum, dated April 3, 1986, from the Director of City Planning to the City Planning Commission. This memorandum is available for public review at the Zoning counter.
(Continued from the Regular Meeting of 4/10/86)

~~MODIFIED APPROVED RESOLUTION #~~~~10170~~¹⁰⁶⁶⁷

VOTE: 7-0

NOTE: Items 12-15 certification of final environmental impact reports, presentation of these cases follow, items 16-19.

2:30 P.M. cont.

12. 83.311EX (PM)
299 SECOND STREET, northeast corner of Second and Folsom Streets; Lot 27, 29 & 35 in Assessor's BLock 3736. Consideration of Certification of Final Environmental Impact Report for a proposal to demolish two buildings and construct a 16-story, 265,485 square foot office building with ground level retail, restaurant and open space, and two basement levels of parking, in a C-3-0(SD) district and a 200-S Height and Bulk district requires project authorization.
10668
APPROVED RESOLUTION #10171 VOTE: 6-1
VOTING NO: BIERMAN
13. 84.199EX (SM)
524 HOWARD STREET, north side between First and Second Streets, Lots 10, 11, 13, 35 and 88 in Assessor's Block 3721 - Consideration of Certification of Final Environmental Impact Report for a 25 story, approximately 259,000 square foot building with ground floor retail and one basement level with 45 parking spaces in a C-3-0 (SD) Downtown Office, special Development district and a 450-S Height and Bulk district, requiring project authorization.
10669
APPROVED RESOLUTION #10172 VOTE: 7-0
14. 84.432EX (CR)
235 PINE STREET, 225-241 PINE STREET south side between Battery and Sansome Streets, Lot 15 in Assessor's Block 267 - Consideration of Certification of Final Environmental Impact Report for proposal to demolish a 3-story plus basement 217-space garage and to construct a 350-foot-tall, 25-story (plus basement) building with 147,700 gross square feet of office, 2,500 gross square feet of retail and childcare, 60 valet parking spaces and one loading space in a C-3-0 Downtown office district and a 450-S Height and Bulk district requiring project authorization.
10670
APPROVED RESOLUTION #10173 VOTE: 6-1
VOTING NO: BIERMAN
15. 84.448EC (CS)
1660-1666, 1668, 1601, 1641 MISSION STREET AND 140 SOUTH VAN NESS, Lot 5 and 6 in Assessor's Block 3512 and Lots 1, 33, 36A and 40 in Assessor's Block 3514; Consideration of Certification of Final Environmental Impact Report for the construction of eight-story office and retail center in two buidlings containing a total of 431,949 gross square feet (gsf) of offices, 32,786 gsf of retail and 519 valet parking spaces. Demolish all existing structures which are: a 175 space surface parking lot; 26 vacant and damaged residential hotel units and approximately 45,000 gsf of retail/commercial space including the Firestone Tire Shop which has been rated for its' architectural significance in a C-M (Heavy Commercial) district and a 105-J Height and Bulk district requiring conditional use authorization.

2:30 P.M. cont.

Item #84.448EC cont. 10671
APPROVED RESOLUTION #10174
VOTING NO: BIERMAN

VOTE: 6-1

NOTE: Items 16-19 presentations by project sponsors, no public testimony will be taken. Public comments on these cases will be received on April 24, 1986.

16. 83.311EX (LB)
299 SECOND STREET, northeast corner at Folsom Street, Lots 27, 29 and 35 in Assessor's Block 3726 - Review of project authorization in accordance with Section 321 to construct a commercial building located in a C-3-0(SD) Downtown Office, Special Development District and a 200-S Height and Bulk district. This project involves the construction of 265,485 gross square feet of office space approximately 10,000 gross square feet of retail space and 45,700 gross square feet of parking. Determination and notice of the proposed projects Office Affordable Housing Production Program (OAHPP) requirement per City Planning Code Section 313, imposing a housing mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 235,485 square feet of office space, the proposed project is subject to OAHPP requirement to construct 91 housing units, 62% of which must be affordable to low or moderate-income households, or to pay an in-lieu fee.

Determination and notice of the proposed project's childcare requirement for office development per City Planning Code Section 315, imposing a childcare mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 235,485 square feet of office space, the proposed project is subject to a childcare requirement to provide on site childcare facilities of 3,000 square feet, or to pay an in-lieu fee.

A copy of the Director's recommendation is available for public review at Department of City Planning office.

17. 84.199EX
524 HOWARD STREET, north side between First and Second Street, Lots 10, 11, 13, 35 and 88 in Assessor's Block 3721 - Review of project authorization in accordance with Section 321 to construct a commercial building located in a C-3-0(SD) Downtown Office, Special Development district and a 450-S Height and Bulk District. This Project involves the construction of 220,815 gross square feet of office space and approximately 9,200 square feet of retail space. Determination and notice of the proposed project's Office Affordable Housing Production Program (OAHPP) requirement per City Planning code Section 313, imposing a housing mitigation obligation on any office development project over 50,000 square feet of net addition

Item #84.199EX cont.

office space is hereby given. Based on the net addition of 215,565 square feet of office space, the proposed project is subject to OAHPP requirement to construct 83 housing units, 62% of which must be affordable to low or moderate-income households, or to pay an in-lieu fee. Determination and notice of the proposed project's childcare requirement for office development per City Planning Code Section 315, imposing a childcare mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 215,565 square feet of office space, the proposed project is subject to a childcare requirement to provide on site childcare facilities of 3,000 square feet, or to pay an in-lieu fee.

A copy of the Director's recommendation is available for public review at Department of City Planning offices.

W/ (THORNTON)

18. 84.432EX

235 PINE STREET, south side between Battery and Sansome Streets, Lot 15 in Assessor's Block 267 - Review of project authorization in accordance with Section 321 to construct a commercial building located in C-3-0 Downtown Office District and a 450-S Height and Bulk district.

This Project involves the construction of 147,700 gross square feet of office space, 2,500 square feet of retail space and 100 valet parking spaces. Determination and notice of the proposed project's Office Affordable Housing Production Program (OAHPP) requirement per City Planning Code Section 313, imposing a housing mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 147,700 square feet of office space, the proposed project is subject to OAHPP requirement to construct 57 housing units, 62% of which must be affordable to low or moderate-income households, or to pay an in-lieu fee.

Determination and notice of the proposed project's childcare requirement for office development per City Planning Code Section 315, imposing a childcare mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 215,565 square feet of office space, the proposed project is subject to a childcare requirement to provide on site childcare facilities of 3,000 square feet, or to pay an in-lieu fee.

A copy of the Director's recommendation is available for public review at Department of City Planning office.

2:30 P.M. cont.

19. 84.448EC

1601 and 1660 MISSION STREET, two locations in the vicinity of South Van Ness Avenue, Otis and Mission Streets, Lots 5 and 6 in Assessor's Block 3512 and Lots 1, 33, 36A and 40 in Assessor's Block 3514 - Request for authorization of Conditional Use as a planned unit development under Section 303 and project authorization under Section 321 to construct two commercial buildings located in a C-M (Heavy Commercial) district and a 105-J Height and Bulk district.

This Project involves the construction of 431,949 gross square feet of office space and approximately 32,786 gross square feet of retail space. Determination and notice of the proposed project's Office Affordable Housing Production Program (OAHP) requirement per City Planning Code Section 313, imposing a housing mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 431,949 square feet of office space, the proposed project is subject to OAHP requirement to construct 167 housing units, 62% of which must be affordable to low or moderate-income households, or to pay an in-lieu fee.

Determination and notice of the proposed project's childcare requirement for office development per City Planning Code Section 314, imposing a childcare mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 431,949 square feet of office space, the proposed project is subject to a childcare requirement to provide on site childcare facilities of 3,000 square feet, or to pay an in-lieu fee.

A copy of the Director's recommendation is available for public review at Department of City Planning office.

F. Notice of Future Hearings

Comments ofn items 11-19 of this calendar will be heard at the next regular meeting of April 24, 1986. That meeting will be at noon and will be adjourned at 5:30 P.M. If necessary that hearing will be continued to May 8, 1986.

The Public hearing on the the draft Environmental Impact Report for the International hotel Site, case #84.533EL is presently now calendared May 1, 1986 rather than April 24th as previously announced.

The matter of secondary dwelling units in single family zoning districts 85.308T and 85.309T has been calendared for May 1, 1986.

It is anticipated that the Commission will hold a joint meeting with the Parking authority for a presentation of the 5 year Neighborhood Parking Plan on May 1, 1986.

Adjournment.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call the office of the Administrative Secretary, City Planning Commission, at (415) 558-4656.

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S U M M A R Y

Revised

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 24, 1986
ROOM 282, CITY HALL
12:00 NOON

DOCUMENTS DEPT.

MAY 13 1986

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ROLL CALL: Commissioners Allen, Bierman, Hemphill, Nakashima, Wright, Wortman
and Rosenblatt.

ACTING SECRETARY: MARTHA KESSLER

12:00 NOON

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS & MATTERS
- C. CASES TO BE CONTINUED

- 1. 84.533EC (CB)
BLOCK BOUNDED BY KEARNY, COLUMBUS, WASHINGTON and JACKSON STREET --
Including site of former INTERNATIONAL HOTEL, Lots 4, 5, 11 and 13
in Assessor's Block 195. Public Hearing on Draft Environmental
Impact Report for the Pan Magna Plaza Project involving the
construction of two structures including a total of 178,100 gross
square feet of office space, 21,600 gross square feet of retail
space, 120 residential units for senior citizens or the disabled
and 139 valet parking spaces in an interim C-2-C (Community
Business-Chinatown) district and a C-2 (Community Business)
district, and a 65-A and 65-D-2 Height and Bulk District, requiring
rezoning, Conditional Use authorizations for exceptions from the
bulk requirements for height over 40 feet in the interim C-2-C
district for parking space in excess of permitted accessory parking
and also requiring a Variance from the rear yard requirement.
(Proposed for continuance to May 1, 1986)

APPROVED CONTINUANCE

VOTE: 6-0

2. 85.396D
3124 OCTAVIA STREET, east side between Lombard and Chestnut Streets, Lot 14 in Assessor's Block 496; Consideration of Discretionary Review of Building Permit Application No. 8506131 to convert twelve (12) dwelling units to eleven (11) and to undertake substantial renovation of the ground story to permit the creation of five (5) additional off-street parking spaces, installation of an elevator, additional bathrooms and fireplaces, in an RH-3 (House, Three-family) district.
(Continued from Regular Meeting of 4/10/86)
(Proposed for continuance to May 1, 1986)

APPROVED CONTINUANCE

VOTE: 6-0

D. REGULAR CALENDAR

NOTE: Public comments on items 3-6, which cases have been continued from the regular meeting of April 17, 1986, will be received at this meeting. This meeting will be adjourned at 5:30 P.M. If necessary these matters will be continued to May 8, 1986.

3. 83.311EX (LB)
299 SECOND STREET, northeast corner at Folsom Street, Lots 27, 29 and 35 in Assessor's Block 3726 - Review of project authorization in accordance with Section 321 to construct a commercial building located in a C-3-0(SD) Downtown Office, Special Development District and a 200-S Height and Bulk district. This project involves the construction of 265,485 gross square feet of office space approximately 10,000 gross square feet of retail space and 45,700 gross square feet of parking. Determination and notice of the proposed projects Office Affordable Housing Production Program (OAHPP) requirement per City Planning Code Section 313, imposing a housing mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 235,485 square feet of office space, the proposed project is subject to OAHPP requirement to construct 91 housing units, 62% of which must be affordable to low or moderate-income households, or to pay an in-lieu fee.

Determination and notice of the proposed project's childcare requirement for office development per City Planning Code Section 315, imposing a childcare mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 235,485 square feet of office space, the proposed project is subject to a childcare requirement to provide on site childcare facilities of 3,000 square feet, or to pay an in-lieu fee.

A copy of the Director's recommendation is available for public review at Department of City Planning office.

4. 84.199EX
524 HOWARD STREET, north side between First and Second Street, Lots 10, 11, 13, 35 and 88 in Assessor's Block 3721 - Review of project authorization in accordance with Section 321 to construct a commercial building located in a C-3-0(SD) Downtown Office, Special Development district and a 450-S Height and Bulk District. This Project involves the construction of 220,815 gross square feet of office space and approximately 9,200 square feet of retail space. Determination and notice of the proposed project's Office Affordable Housing Production Program (OAHPP) requirement per City Planning code Section 313, imposing a housing mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 215,565 square feet of office space, the proposed project is subject to OAHPP requirement to construct 83 housing units, 62% of which must be affordable to low or moderate-income households, or to pay an in-lieu fee. Determination and notice of the proposed project's childcare requirement for office development per City Planning Code Section 315, imposing a childcare mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 215,565 square feet of office space, the proposed project is subject to a childcare requirement to provide on site childcare facilities of 3,000 square feet, or to pay an in-lieu fee.

A copy of the Director's recommendation is available for public review at Department of City Planning offices.

WITHDRAWN

5. 84.432EX
235 PINE STREET, south side between Battery and Sansome Streets, Lot 15 in Assessor's Block 267 - Review of project authorization in accordance with Section 321 to construct a commercial building located in C-3-0 Downtown Office District and a 450-S Height and Bulk district.

This Project involves the construction of 147,700 gross square feet of office space, 2,500 square feet of retail space and 100 valet parking spaces. Determination and notice of the proposed project's Office Affordable Housing Production Program (OAHPP) requirement per City Planning Code Section 313, imposing a housing mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 147,700 square feet of office space, the proposed project is subject to OAHPP requirement to construct 57 housing units, 62% of which must be affordable to low or moderate-income households, or to pay an in-lieu fee.

Item #84.432EX cont.

Determination and notice of the proposed project's childcare requirement for office development per City Planning Code Section 315, imposing a childcare mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 147,700 square feet of office space, the proposed project is subject to a childcare requirement to provide on site childcare facilities of 3,000 square feet, or to pay an in-lieu fee.

A copy of the Director's recommendation is available for public review at Department of City Planning office.

6. 84.448EC

1601 and 1660 MISSION STREET, two locations in the vicinity of South Van Ness Avenue, Otis and Mission Streets, Lots 5 and 6 in Assessor's Block 3512 and Lots 1, 33, 36A and 40 in Assessor's Item #84.448EC cont.

Block 3514 - Request for authorization of Conditional Use as a planned unit development under Section 303 and project authorization under Section 321 to construct two commercial buildings located in a C-M (Heavy Commercial) district and a 105-J Height and Bulk district.

This Project involves the construction of 431,949 gross square feet of office space and approximately 32,786 gross square feet of retail space. Determination and notice of the proposed project's Office Affordable Housing Production Program (OAHPP) requirement per City Planning Code Section 313, imposing a housing mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 431,949 square feet of office space, the proposed project is subject to OAHPP requirement to construct 167 housing units, 62% of which must be affordable to low or moderate-income households, or to pay an in-lieu fee.

Determination and notice of the proposed project's childcare requirement for office development per City Planning Code Section 314, imposing a childcare mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 431,949 square feet of office space, the proposed project is subject to a childcare requirement to provide on site childcare facilities of 4,319 square feet, or to pay an in-lieu fee.

A copy of the Director's recommendation is available for public review at Department of City Planning office.

Adjournment.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call the office of the Administrative Secretary, City Planning Commission, at (415) 558-4656.

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5/1/86

S U M M A R Y

JOINT MEETING

DOCUMENTS DEPT.

MAY 13 1986

SAN FRANCISCO
CITY PLANNING COMMISSION
AND
SAN FRANCISCO
PARKING AUTHORITY COMMISSION
MEETING
THURSDAY, MAY 1, 1986
ROOM 282, CITY HALL
1:30 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

CITY PLANNING COMMISSIONERS ROLL CALL: Commissioners Allen, Bierman, Hemphill
Karasick, Nakashima, Wright and Rosenblatt.

ABSENT: BIERMAN

PARKING AUTHORITY COMMISSIONERS ROLL CALL: Commissioners Short, Dickenson,
Hesder, Ho, and Salarno.

ABSENT: SALARNO

Presentation of 5-year Neighborhood Parking Plan Report, by Department of
City Planning and Parking Authority staff.

S U M M A R Y

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 1, 1986
ROOM 282, CITY HALL
2:00 P.M.

ROLL CALL: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Wright
and Rosenblatt

ABSENT: BIERMAN

ACTING SECRETARY: MARTHA KESSLER

2:00 P.M.

A. DIRECTOR'S REPORT

1:30 P.M. (Cont)B. COMMISSIONERS' QUESTIONS & MATTERSC. TO BE CONTINUED

1. 84.372ETMZ (RJ)
MASTER PLAN AMENDMENTS - Consideration of proposed additions, deletions, modifications to existing sections of the San Francisco Master Plan with the purpose of making the existing Master Plan consistent with the objectives and policies of the Neighborhood Commercial Component of the Master Plan. The amendments would include amending Objective 8 (Neighborhood Commercial) of the Commerce and Industry Element, and modifying portions of the Residence Element, as set forth in the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985 with amendments and errata dated April 4, 1985.
(Continued from the Regular Meeting of 3/6/86)
(Recommend continuance to 6/26/86)

APPROVED CONTINUANCE
ABSENT: BIERMAN

VOTE: 6-0

2. 84.372ETMZ (RJ)
NEIGHBORHOOD COMMERCIAL DISTRICT PERMANENT ZONING CONTROLS, various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, C-M, RC-2, RC-3 and RC-4 districts; PROPOSED PERMANENT AMENDMENTS TO THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE, regulating development in the Neighborhood Commercial (NC) zoning districts. The proposed permanent amendments are contained in the draft ordinance, the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985. The proposed permanent amendments to the Zoning Map and Planning Code would establish boundaries and controls for new Neighborhood Commercial (NC) General and Individual Area districts. Main provisions of the proposed amendments include: Article 7, a new article of the Planning Code regulating building standards and uses in neighborhood commercial districts, new Conditional Use review procedures and criteria in such districts, and new compliance regulations.
(Continued from the Regular Meeting of 3/6/86)
(Recommend continuance to 6/26/86)

APPROVED CONTINUANCE
ABSENT: BIERMAN

VOTE: 6-0

3. 86.48EZ (JF)
850 BRYANT STREET, north side between 7th Street and Harriet Street, Lot 42 in Assessor's Block 3759 - Request to reclassify property from a 105-K Height and Bulk District to a 150-K Height and Bulk District.

2:00 P.M. (cont)

Item #86.48EZ cont.

(Continued from the Regular Meeting of 4/17/86)

(Recommend continuance to 5/15/86)

APPROVED CONTINUANCE

VOTE: 6-0

ABSENT: BIERMAN

4. 83.193CI (JF)
2400 GEARY BLVD, northwest corner at Baker Street, Lot 7 and 8 in Assessor's Block 1081 - Request for authorization of a post-secondary school in a RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of 4/10/86)
(Recommend continuance to 5/15/86)

APPROVED CONTINUANCE

VOTE: 6-0

ABSENT: BIERMAN

5. 86.153C (LM)
4150 - 17TH STREET, north side between Castro and Douglas Streets, Lots 30, 30B, 30C and 99 in Assessor's Block 2623 - Request for authorization of Conditional Use to construct a 33-unit planned unit development on a lot having 45-770 square feet of area in an RH-3 (House, Three-Family) district.
(To be readvertized and heard on May 15, 1986)

APPROVED CONTINUANCE

VOTE: 6-0

ABSENT: BIERMAN

6. 86.167C (DH)
1051 DIVISADERO STREET, west side between Turk Street and Golden Gate Avenue, Lot 2 in Assessor's Block 1153 - Request for authorization of Conditional Use to convert a second-floor dwelling unit in an existing building to office use in a C-2 (Community Business) district and an interim NC-2 (Small-Scale Neighborhood Commercial) district.
(Recommend continuance to 8/7/86)

APPROVED CONTINUANCE

VOTE: 6-0

ABSENT: BIERMAN

7. 85.495EZC (GS)
98 PARKRIDGE DRIVE and 98 and 125 GARDENSIDE DRIVE, Lots 8, 9 and 10 in Assessor's Block 2854 - Request to reclassify property from an RH-2 (House, Two-Family) district to an RH-3 (House, Three-Family) district.
(Recommend for indefinite continuance)

APPROVED CONTINUANCE

VOTE: 6-0

ABSENT: BIERMAN

2:00 P.M. (Cont)

8. 85.495EZC (GS)
98 PARKRIDGE DRIVE and 98 and 125 GARDENSIDE DRIVE, Lots 8, 9 and 10
in Assessor's Block 2954 - Request for authorization of Conditional
Use to permit a planned unit development in an RH-3 (House,
Three-Family) district in order to bring the existing development on
the subject property into compliance with the Planning Code.
(Recommend for indefinite continuance)

APPROVED CONTINUANCE
ABSENT: BIERMAN

VOTE: 6-0

9. 85.21EC (PM)
720 MARKET STREET at Geary and Kearny Streets; Lot 4 in Assessor's
Block 312 - Appeal of Preliminary Negative Declaration for the
construction of a 10-story, 130-foot-tall mixed-use office/retail
building with approximately 41,900 g.s.f. office and 8,100 g.s.f.
retail and storage space, requiring Conditional Use Authorization
after demolition of existing 2-story office/retail building.
(Continued from Regular Meeting of 4/17/86)
(Recommend continuance to 5/22/86)

APPROVED CONTINUANCE
ABSENT: BIERMAN

VOTE: 6-0

D. CONSENT CALENDAR

10. 86.155C (MB)
1410 NINTH AVENUE, Lot 42 in Assessor's Block 1845 - Request for
authorization of Conditional Use for a take-out establishment in a
C-2 (Community Business) district within an interim NC-2
(Small-Scale Neighborhood Commercial) district.

APPROVED RESOLUTION #10672
ABSENT: BIERMAN

VOTE: 6-0

E. REGULAR CALENDAR

11. 86.129C (MB)
4716 MISSION STREET, west side between Leo and Ruth Streets, Lot 14
in Assessor's Block 6955 - Request for authorization of Conditional
Use to install a take-out establishment (Domino's Pizza) in
approximately 1,100 square feet of floor area in a C-2 (Community
Business) district within an Interim NC-3 (Moderate-Scale
Neighborhood Commercial) District. The proposal would provide
parking for eight cars at the rear of the building.
(Continued from the Regular Meeting of 4/17/86)

Proposed continuance to 5/15/86

APPROVED
ABSENT: BIERMAN

VOTE: 6-0

2:00 P.M. (cont)

12. 84.292EC (MB)
5763 MISSION STREET, east side between Oliver and Whittier Streets, Lot 37 in Assessor's Block 6473 - Request for authorization of Conditional Use for a site over 10,000 square feet in a C-2 (Community Business) district within an NC-2 (Small-Scale Neighborhood Commercial) district.

APPROVED RESOLUTION #10673

VOTE: 6-0

ABSENT: BIERMAN

13. 86.166C (MB)
101 CARL STREET, south side between Cole and Shrader Streets, Lots 1 and 2 in Assessor's Block 1272 - Request for authorization of Conditional Use for expansion of a restaurant to install a fast-food and take-out establishment in an RC-1 (Residential-Commercial Combined, Low-Density) district within an interim NC-1 Neighborhood Commercial Cluster.

APPROVED RESOLUTION #10674

VOTE: 6-0

ABSENT: BIERMAN

14. 86.86C (MB)
1220 VALENCIA STREET, west side between 23rd and 24th Streets, Lot 3 in Assessor's Block 3644 - Request for authorization of Conditional Use for a religious facility in a C-2 (Community Business) district within the Interim Valencia Street Neighborhood Commercial District. (Continued from the Regular Meeting of 4/10/86)

APPROVED RESOLUTION #10675

VOTE: 6-0

ABSENT: BIERMAN

15. 84.530EC (CB)
220 FELL STREET, northwest corner of Franklin Street, Lot 3 in Assessor's Block 816. Appeal of Preliminary Negative Declaration for the construction of an 80-foot tall building containing 49,918 gross square feet of office space, 8,121 gsf of retail space and 88 parking spaces, requiring conditional use authorization. (Continued from Regular Meeting of 4/10/86)

APPROVED RESOLUTION #10676

VOTE: 6-0

ABSENT: BIERMAN

16. 84.530EC (MB)
220 FELL STREET, northwest corner at Franklin Street Lot 3 in Assessor's Block 816, Request for authorization of Conditional Use for a site over 10,000 square feet, a commercial space over 3,000 square feet, and offices on the third story and above in a C-2 (Community Business) District within the Interim Hayes-Gough Neighborhood Commercial District. The proposed Franklin Plaza will

2:00 P.M. (cont)

Item 84.530EC cont.

contain 49,918 gross square feet of office space, 8,121 gross square feet of ground floor retail space, and 88 parking spaces. The proposed height is 80 feet.

(Continued from Regular Meeting of 4/10/86)

Proposed continuance to 5/15/86

APPROVED

VOTE: 6-0

3:15 P.M.

17. 85.396D (BP)

3124 OCTAVIA STREET, east side between Lombard and Chestnut Streets, Lot 14 in Assessor's Block 496; Consideration of Discretionary Review of Building Permit Application No. 8506131 to convert twelve (12) dwelling units to eleven (11) and to undertake substantial renovation of the ground story to permit the creation of five (5) additional off-street parking spaces, installation of an elevator, additional bathrooms and fireplaces, in an RH-3 (House, Three-family) district.

(Continued from the Regular Meeting of 4/10/86)

APPROVED RESOLUTION #10677

VOTE: 6-0

ABSENT: BIERMAN

18. 85.396D (BP)

3124 OCTAVIA STREET, east side between Lombard and Chestnut Streets, Lot 14 in Assessor's Block 496; Discretionary Review of Building Permit Application No. 8506131 to convert twelve (12) dwelling units to eleven (11) and to undertake substantial renovation of the ground story to permit the creation of five (5) additional off-street parking spaces, installation of an elevator, additional bathrooms and fireplaces, in an RH-3 (House, Three-family) district.

(Continued from Regular Meeting of 4/10/86)

Proposed continuance to 5/8/86

APPROVED

VOTE: 6-0

19. 86.157C (LJM)

3550 ARMY STREET, north side between Guerrero and Valencia Streets, Lot 34 in Assessor's Block 6568 - Request for authorization of Conditional Use to expand an existing non-conforming institution on the third story in a C-2 (Community Business) district within the interim Valencia Street Neighborhood Comercial District.

APPROVED RESOLUTION #10678

VOTE: 6-0

ABSENT: BIERMAN

3:15 P.M. (cont)

20. 85.570C (LJM)
2963 LAGUNA STREET, southwest corner at Filbert Street, Lot 1 in Assessor's Block 531 - Request for authorization of Conditional Use to permit a 5-room bed and breakfast inn in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of 4/10/86)

APPROVED RESOLUTION #10679

VOTE: 6-0

ABSENT: BIERMAN

21. 86.154C (VM)
526 OAK STREET, north side between Webster and Buchanan Streets, Lot 15E in Assessor's Block 829 - Request for authorization of Conditional Use to permit group housing for twelve persons in an RH-3 (House, Three-Family) district.
Proposed continuance to 5/15/86

APPROVED

VOTE: 5-0

ABSENT: BIERMAN & WRIGHT

22. 86.91VC (DH)
55-59 GILBERT STREET, north side between Bryant and Brannan Streets, Lot 60 in Assessor's Block 3779 - Request for authorization of Conditional Use to convert an existing cottage on the rear portion of the lot to a legal dwelling unit in an M-2 (Heavy Industrial) district.

APPROVED RESOLUTION #10680

VOTE: 5-0

ABSENT: BIERMAN & WRIGHT

23. 86.142Z (DH)
2715 PINE STREET, south side between Divisadero and Broderick Streets, Lots 32 and 33 in Assessor's Block 1049 - Request to reclassify property from an RH-2 (House, Two-Family) district to an RM-1 (Mixed-Residential, Low-Density) district.
Proposed continuance to 6/5/86

APPROVED

VOTE: 5-0

ABSENT: BIERMAN & WRIGHT

24. 85.198EV (CL)
274 BRANNAN STREET, north side between First and Second Streets, Lot 27 in Assessor's Block 3774 - Appeal of Preliminary Negative Declaration for the conversion of light industrial space to 37,500 square feet of office space requiring a Variance.
(Continued from Regular Meeting of 4/17/86)

APPROVED RESOLUTION #10681

VOTE: 5-0

ABSENT: BIERMAN & WRIGHT

5:15 P.M.

25. 85.308T (GS)
In the general area of single-family zoning district, consideration of permanent controls precluding one additional unit in single-family dwellings otherwise permitted under the State of California Government Code, except where second units are currently permitted by the City Planning Code under Section 209.1(c) for RH-1(S) districts and Section 209.1(m) for units designed for and occupied by senior citizens and physically-handicapped persons.
(Continued from the Regular Meeting of 4/17/86)
Proposed continuance to 5/29/86

APPROVED
VOTING NO: ROSENBLATT & KARASICK
ABSENT: BIERMAN & WRIGHT

VOTE: 3-2

26. 85.309T (GS)
IN THE GENERAL AREA OF SINGLE-FAMILY ZONING DISTRICTS, PERMANENT AMENDMENTS to the text of the City Planning Code by amending Sections 207 and 207.2 to permit secondary units in single-family dwellings for elderly and handicapped persons subject to certain conditions.
Proposed continuance to 5/29/86

APPROVED
VOTING NO: ROSENBLATT & KARASICK
ABSENT: BIERMAN & WRIGHT

VOTE: 3-2

6:30 P.M.

27. 84.533EC (CB)
BLOCK BOUNDED BY KEARNY, COLUMBUS, WASHINGTON and JACKSON STREET --
Including site of former INTERNATIONAL HOTEL, Lot 4, 5, 11 and 13 in Assessor's Block 195. Public Hearing on Draft Environmental Impact Report for the Pan Magna Plaza Project involving the construction of two structures including a total of 178,100 gross square feet of office space, 21,600 gross square feet of retail space, 120 residential units for senior citizens or the disabled and 139 valet parking spaces in an interim C-2-C (Community Business-Chinatown) district and a C-2 (Community Business) district, and a 65-A and 65-D-2 Height and Bulk District, requiring rezoning, Conditional Use authorizations for exceptions from the bulk requirements for height over 40 feet in the interim C-2-C district for parking space in excess of permitted accessory parking and also requiring a Variance from the rear yard requirement.
(Proposed for continuance to May 1, 1986)

HEARING CLOSED. COMMENTS RECEIVED THROUGH WEDNESDAY, MAY 7, 5:00p.m.

Adjournment.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call the office of the Administrative Secretary, City Planning Commission, at (415) 558-4656.

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S U M M A R Y

DOCUMENTS DEPT.

MAY 13 1986

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 8, 1986
ROOM 282, CITY HALL
1:30 P. M.

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Allen, Bierman, Hemphill, Nakashima, Wortman, Wright and Rosenblatt.

ACTING SECRETARY: BARBARA RENTERIA

1:30 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS & MATTERS

C. CASES NOTICED FOR HEARING WHICH HAVE BEEN WITHDRAWN

1. 84.199EX
524 HOWARD STREET, north side between First and Second Street, Lots 10, 11, 13, 35 and 88 in Assessor's Block 3721 - Review of project authorization in accordance with Section 321 to construct a commercial building located in a C-3-0(SD) Downtown Office, Special Development District and a 450-S Height and Bulk District.

D. MATTERS PROPOSED FOR CONTINUANCE

2. 85.696C
2271 UNION STREET, south side between Steiner and Fillmore Streets, Lot 26 in Assessor's Block 539 - Request for authorization of Conditional Use to convert dwelling units to 4,500 square feet of office space in a C-2 (Community Business) district, the Union Street Special Use District and the Interim Union Street Neighborhood Commercial District.
(Continued from the Regular Meeting of April 3, 1986)
Proposed for continuation to May 15, 1986.

APPROVED

VOTE: 7-0

1:30 P.M. (cont)

E. CONSIDERATION OF FINDINGS AND FINAL FORM OF MOTION PUBLIC HEARING CLOSED

3. 86.166C
101 CARL STREET, south side between Cole and Shrader Streets, Lots 1 and 2 in Assessor's Block 1272 - Consideration of Findings and Conditions authorizing Conditional Use expansion of a Restaurant to install a fast-food and take-out establishment in an RC-1 (Residential-Commercial Combind, Low Density) district within an interim NC-1 (Neighborhood Commercial Cluster). Public Hearing was closed.
(Continued from the Regular Meeting of May 1, 1986)

APPROVED RESOLUTION #10682
ABSTAINED: BIERMAN

VOTE: 5-0

2.00 P.M

F. REGULAR CALENDAR

4. 85.396D (BP)
3124 OCTAVIA STREET, east side between Lombard and Chestnut Streets, Lot 14 in Assessor's Block 496 - Discretionary Review of Building Permit Application No. 8506131 to convert twelve (12) dwelling units to eleven (11) and to undertake substantial renovation of the ground story to permit the creation of five (5) additional off-street parking spaces, installation of an elevator, additional bathrooms and fireplaces, in an RH-3 (House, Three-family) district.
(Continued form Regular Meeting of 5/1/86)
5. 83.311EX (LB)
299 SECOND STREET, northeast corner at Folsom Street, Lots 27, 29 and 35 in Assessor's Block 3726 - Review of project authorization in accordance with Section 321 to construct a commercial building located in a C-3-0(SD) Downtown Office, Special Development District and a 200-S Height and Bulk district. This project involves the construction of 265,485 gross square feet of office space approximately 10,000 gross square feet of retail space and 45,700 gross square feet of parking. Determination and notice of the proposed projects Office Affordable Housing Production Program (OAHPP) requirement per City Planning Code Section 313, imposing a housing mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 235,485 square feet of office space, the proposed project is subject to OAHPP requirement to construct 91 housing units, 62% of which must be affordable to low or moderate-income households, or to pay an in-lieu fee.

Determination and notice of the proposed project's childcare requirement for office development per City Planning Code Section 315, imposing a childcare mitigation obligation on any office development project over 50,000 square feet of net addition office

F. REGULAR CALENDAR (Cont)

5. 83.311EX (Cont)

space is hereby given. Based on the net addition of 235,485 square feet of office space, the proposed project is subject to a childcare requirement to provide on site childcare facilities of 3,000 square feet, or to pay an in-lieu fee.

A copy of the Director's recommendation is available for public review at Department of City Planning office.

(Continued from the Regular Meeting of April 24, 1986)

MOTION TO DENY APPROVED

VOTE: 5-2

VOTING NO: ALLEN & HEMPHILL

6. 84.432EX

235 PINE STREET, south side between Battery and Sansome Streets, Lot 15 in Assessor's Block 267 - Review of project authorization in accordance with Section 321 to construct a commercial building located in C-3-0 Downtown Office District and a 450-S Height and Bulk district.

This Project involves the construction of 147,700 gross square feet of office space, 2,500 square feet of retail space and 100 valet parking spaces. Determination and notice of the proposed project's Office Affordable Housing Production Program (OAHP) requirement per City Planning Code Section 313, imposing a housing mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 147,700 square feet of office space, the proposed project is subject to OAHP requirement to construct 57 housing units, 62% of which must be affordable to low or moderate-income households, or to pay an in-lieu fee.

(Continued from the Regular Meeting of April 24, 1986)

MOTION TO DENY APPROVED

VOTE: 5-2

VOTING NO: ALLEN, HEMPHILL

7. 84.448EC

1601-AND-1660 MISSION STREET, two locations in the vicinity of South Van Ness Avenue, Otis and Mission Streets, Lots 5 and 6 in Assessor's Block 3512 and Lots 1, 33, 36A and 40 in Assessor's Block 3514 - Request for authorization of Conditional Use as a Planned Unit Development under Section 303 and project authorization under Section 321 to construct two commercial buildings located in a C-M (Heavy Commercial) district and a 105-J Height and Bulk district.

This Project involves the construction of 431,949 gross square feet of office space and approximately 32,786 gross square feet of retail space. Determination and notice of the proposed project's Office Affordable Housing Production Program (OAHP) requirement per City Planning Code Section 313, imposing a housing mitigation obligation

F. REGULAR CALENDAR (Cont)

7. 84.448EC (cont)

on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 431,949 square feet of office space, the proposed project is subject to OAHPP requirement to construct 167 housing units, 62% of which must be affordable to low or moderate-income households, or to pay an in-lieu fee.

Determination and notice of the proposed project's childcare requirement for office development per City Planning Code Section 314, imposing a childcare mitigation obligation on any office development project over 50,000 square feet of net addition office space is hereby given. Based on the net addition of 431,949 square feet of office space, the proposed project is subject to a childcare requirement to provide on site childcare facilities of 4,319 square feet, or to pay an in-lieu fee.

A copy of the Director's recommendation is available for public review at Department of City Planning Office.

(Continued from the Regular Meeting of April 24, 1986)

MOTION TO DENY APPROVED
VOTING NO: HEMPHILL

VOTE: 6-1

Adjournment.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call the office of the Administrative Secretary, City Planning Commission, at (415) 558-4656.

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5/86

May 15, 1986

2:45 P.M. (Cont)

DOCUMENTS DEPT.

JUN 8 1986

SAN FRANCISCO
PUBLIC LIBRARY

Correction

16. 84.308EC (CB)
897 CALIFORNIA STREET, southeast corner at Powell Street, Lot 16 in Assessor's Block 256 - Certification of the final Environmental Impact Report for the construction of a 16-unit structure exceeding a height of 40 feet in an RM-4 (Mixed-Residential, High-Density) district and the Nob Hill Special Use District.
(Continued from the Regular Meeting of 3/20/86)

APPROVED RESOLUTION #10691

VOTE: 7-0

17. 84.308EC (LM)
897 CALIFORNIA STREET, southeast corner of Powell and California Streets, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to construct a 16-unit structure exceeding a height of 40 feet in an RM-4 (Mixed-Residential, High-Density) district and the Nob Hill Special Use District.
(Continued from the Regular Meeting of 3/20/86)

APPROVED
VOTING NO: BIERMAN & WORTMAN
FINAL LANGUAGE: MAY 22, 1986

VOTE: 5-2

This supersedes all
previous summaries &
revised summaries.

C55

21

5/15/86

S U M M A R Y

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 15, 1986
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAY 20 1986

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Allen, Bierman, Wortman, Hemphill, Nakashima, Wright
and Rosenblatt

ACTING SECRETARY: MARTHA KESSLER

1:30 P.M.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS & MATTERS
- C. TO BE CONTINUED

1. 86.48EZ (JF)
850 BRYANT STREET, north side between 7th Street and Harriet Street,
Lot 42 in Assessor's Block 3759 - Request to reclassify property
from a 105-K Height and Bulk District to a 150-K Height and Bulk
District.
(Continued from the Regular Meeting of May 1, 1986)
(Proposed for continuance to May 22, 1986)

APPROVED CONTINUANCE

VOTE: 7-0

2. 85.519ECV (JLM)
850 BUSH STREET, north side between Taylor and Mason Streets, Lot 8
in Assessor's Block 274 - Request for authorization of Conditional
Use for a hotel with approximately 30 rooms and exceeding 40 feet in
height (approximately 80 feet) in an RC-4 (Residential-Commercial
Combined, High-Density) district.
(Proposed for continuance to May 22, 1986)

APPROVED CONTINUATION TO JULY 17, 1986

VOTE: 7-0

1:30 P.M. (Cont)D. CONSENT CALENDAR

3. 86.177C (MB)
817-19 VALENCIA STREET, east side between 19th and 20th Streets, Lot 98 in Assessor's Block 3596 - Request for authorization of Conditional Use for offices on the second story in a C-2 (Community Business) district within the Interim Valencia Street Neighborhood Commercial District. The proposal would convert the second floor, currently used as storage, into two offices of 1,000 square feet of floor area each. The existing ground-floor store would remain. This application will be placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval made a part of this application are available for inspection at the Department of City Planning.

APPROVED RESOLUTION #10683

VOTE: 7-0

4. 86.176C (MB)
424 TARAVAL STREET, north side between 14th and 15th Avenues, Lot 17 in Assessor's Block 2343 - Request for authorization of Conditional Use to legalize an existing fast-food and take-out establishment in a C-2 (Community Business) district within an Interim NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is for the Chartreuse Cafe with seating for 32 persons in approximately 1,600 gross square feet of floor area. This application will be placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval made a part of this application are available for inspection at the Department of City Planning.

APPROVED RESOLUTION #10684

VOTE: 7-0

E. REGULAR CALENDAR

5. 86.74CES (MB)
728 - 22ND STREET, northeast corner at Tennessee Street, Lot 7 in Assessor's Block 4108 - Request for authorization of Conditional Use for administrative services in an RC-2 (Residential-Commercial Combined Moderate Density) district within an interim NC-2 (Small Scale Neighborhood Commercial) district. The proposal is to construct a new, one-story building with mezzanine containing approximately 5,500 gross square feet of floor area. The building would be used primarily for storage and as headquarters for a construction firm.

APPROVED CONTINUATION TO JUNE 5, 1986

VOTE: 7-0

1:30 P.M. (cont)

6. 86.179C (MB)
3417 - 18TH STREET, southeast corner bounded by San Carlos, 18th and Mission Streets, Lot 1 in Assessor's Block 3589 - Request for authorization of Conditional Use for a fast-food and take-out establishment in a C-2 (Community Business) district within an Interim NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to enlarge a vacant restaurant and install a Burger King restaurant with seating for 76 persons in approximately 2,700 square feet of floor area.

APPROVED CONTINUATION TO MAY 22, 1986

VOTE: 7-0

7. 86.129C (MB)
4716 MISSION STREET, west side between Leo and Ruth Streets, Lot 14 in Assessor's Block 6955 - Request for authorization of Conditional Use to install a take-out establishment (Domino's Pizza) in approximately 1,100 square feet of floor area in a C-2 (Community Business) district within an Interim NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal would provide parking for eight cars at the rear of the building.

WITHDRAW N

2:15 P.M.

8. 84.530EC (MB)
220 FELL STREET, northwest corner of Franklin Street, Lot 3 in Assessor's Block 816 - Request for authorization of Conditional Use for a site over 10,000 square feet, a commercial space over 3,000 square feet, and offices on the third story and above in a C-2 (Community Business) district within the Interim Hayes-Gough Neighborhood Commercial District. The proposed Franklin Plaza will contain 49,918 gross square feet of office space, 8,121 gsf of ground floor retail space and 88 parking spaces. The proposed height is 80 feet.
(Continued from the Regular Meeting of May 1, 1986)

DISAPPROVED RESOLUTION #10685
VOTING NO: ROSENBLATT & HEMPHILL

VOTE: 5-2

9. 86.137L (JM)
500-502 DIVISADERO STREET THEODORE GREEN APOTHECARY, Lot 17A in Assessor's Block 1203 - Acting on the recommendation of the Landmarks Preservation Advisory Board to designate the above-referenced structure and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
(Continued from the Regular Meeting of 4/17/86)

APPROVED RESOLUTION #10686

VOTE: 7-0

2:45 P.M.

10. 86.218C (GS)
3131 WEBSTER STREET, west side between Moulton and Lombard Streets,
Lot 2 in Assessor's Block 509 - Request for authorization of
Conditional Use to convert one dwelling unit at the second story to
commercial use in a C-2 (Community Business) district and an Interim
NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal
is to expand the existing ground-story restaurant to the second
story.

APPROVED RESOLUTION #10687
VOTING NO: WORTMAN

VOTE: 6-1

11. 85.696C (GS)
2271 UNION STREET, south side between Steiner and Fillmore Streets,
Lot 26 in Assessor's Block 539 - Request for authorization of
Conditional Use to convert dwelling units to 4,500 square feet of
office space in a C-2 (Community Business) district, the Union
Street Special Use District and the Interim Union Street
Neighborhood Commercial District.

APPROVED
VOTING NO: WORTMAN
FINAL LANGUAGE: MAY 22, 1986

VOTE: 6-1

12. 85.401C (GC)
601 LINCOLN WAY, southwest corner at 7th Avenue, Lot 50 in
Assessor's Block 1743 - Request for authorization of Conditional Use
to permit continued use of a non-conforming automobile service
station on the property for an additional five years to November 22,
1990, in an RH-2 (House, Two-Family) district.

APPROVED RESOLUTION #10688

VOTE: 7-0

13. 85.532C (GC)
2198 FELL STREET, northeast corner at Stanyan Street, Lot 4 in
Assessor's Block 1213 - Request for consideration by the City
Planning Commission of a proposal to permit continued use of a
non-conforming automobile service station on the property for an
additional eight (8) years beyond the original termination date of
May 2, 1980 to September 30, 1988 to coincide with the end of the
present lease, pursuant to a Court Order, in an RM-3 (Mixed-
Residential, Medium-Density) district.

APPROVED RESOLUTION #10689

VOTE: 7-0

14. 86.154C (VM)
526 OAK STREET, north side between Webster and Buchanan Streets, Lot
15E in Assessor's Block 829 - Request for authorization of

14. 86.154C cont.

Conditional Use to permit group housing for twelve persons in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of 5/1/86)

APPROVED RESOLUTION #10690
ABSTENTION: BIERMAN & WRIGHT

VOTE: 5-0

4:00 P.M.

15. 86.153C

(LM)

4150 - 17TH STREET, north side between Castro and Douglas Streets, Lots 30, 30B, 30C and 99 in Assessor's Block 2623 - Request for authorization of Conditional Use to construct a 33-unit Planned Unit Development on a lot having 45,770 square feet of area in an RH-3 (House, Three-Family) district.

APPROVED CONTINUATION TO JUNE 26, 1986

VOTE: 7-0

16. 84.308EC

(CB)

897 CALIFORNIA STREET, southeast corner at Powell Street, Lot 16 in Assessor's Block 256 - Certification of the final Environmental Impact Report for the construction of a 16-unit structure exceeding a height of 40 feet in an RM-4 (Mixed-Residential, High-Density) district and the Nob Hill Special Use District.
(Continued from the Regular Meeting of 3/20/86)

APPROVED
FINAL LANGUAGE: MAY 22, 1986

VOTE: 7-0

17. 84.308EC

(LM)

897 CALIFORNIA STREET, southeast corner of Powell and California Streets, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to construct a 16-unit structure exceeding a height of 40 feet in an RM-4 (Mixed-Residential, High-Density) district and the Nob Hill Special Use District.
(Continued from the Regular Meeting of 3/20/86)

APPROVED RESOLUTION #10691
VOTING NO: BIERMAN & WORTMAN

VOTE: 5-2

5:00 P.M.

18. 85.689ETZZ

(AC)

POLK STREET, properties fronting on Polk Street, bounded by Broadway, Geary Street, Van Ness Avenue and Larkin Street - amending the boundaries to extend the area subject to the moratorium by amending the exemptions and making such amendment retroactive - Proposal to establish a temporary prohibition against approval of permits for restaurants, places of entertainment, dance halls, discotheques, hotels, bars, bath houses and financial institutions for a period of twelve (12) months.

5:00 P.M. (cont)

18. 689ETZZ cont. (JLM)
APPROVED RESOLUTION #10692 VOTE: 7-0
19. 85.369RE (JLM)
100 RICKARD STREET - Vacation of portions of Richard and Weldon Streets south of Islais Creek Channel and west of Barneveld Avenue - to accommodate a new Caltrans maintenance facility.
APPROVED VOTE: 7-0
20. 85.188RE (JLM)
DUBOCE AVENUE north side near Noe Street - change in official sidewalk width - widening to accommodate Muni Metro handicapped access ramp.
APPROVED VOTE: 7-0
21. 86.198C (JLM)
115 DIAMOND STREET, east side between 18th and 19th Streets, Lot 33 and a portion of Lot 28 in Assessor's block 2694 - Request for authorization of Conditional Use for group housing (hospice) for up to 15 persons in an RH-3 (House, Three-Family) district.
APPROVED RESOLUTION #10693 VOTE: 7-0
22. 83.193CI (JF)
2400 GEARY BLVD, northwest corner at Baker Street, Lots 7 and 8 in Assessor's Block 1081 - Request for authorization of a post-secondary school in a RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of 5/1/86)
APPROVED CONTINUATION TO MAY 22, 1986 VOTE: 7-0

Adjournment.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call the office of the Administrative Secretary, City Planning Commission, at (415) 558-4656.

SF
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5/22/86

S U M M A R Y

DOCUMENTS DEPT.

MAY 28 1986

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SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 22, 1986
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

ACTING SECRETARY: MARTHA KESSLER

1:30 P.M.

A. DIRECTOR'S REPORT

1. Consideration of Resolutions authorizing the Director of Planning to apply for, accept, and expend Planning Grant funds from the Economic Development Administration (EDA) of up to \$55,000, and to extend the current EDA Grant.

GRANT EXTENSION APPROVED RESOLUTION #10694
GRANT APPLICATION APPROVED RESOLUTION #10695

VOTE: 7-0
VOTE: 7-0

B. COMMISSIONERS' QUESTIONS & MATTERS

C. RECOMMENDATED FOR CONTINUATION

2. 85.283E
1200 IRVING STREET, Lot 05 in Assessor's Block 1737 - Appeal of Preliminary Negative Declaration for a proposed two-story, 19,000 square-foot market addition and an expansion of an existing 99-space parking lot which would contain one grade level and one underground level for a total of 160 spaces.
(Proposed for continuance to July 3, 1986)

APPROVED CONTINUANCE TO JULY 3, 1986

VOTE: 7-0

3. 84.308EC (CB)
897 CALIFORNIA STREET, southeast corner at Powell Street, Lot 16 in Assessor's Block 256 - Certification of the final Environmental Impact Report for the construction of a 16-unit structure exceeding a height of 40 feet in an RM-4 (Mixed-Residential, High-Density) district and the Nob Hill Special Use District.
(Continued from the Regular Meeting of May 15, 1986 at which time the Commission indicated its intent to approve the project.)

APPROVED CONTINUANCE TO MAY 29, 1986

VOTE: 7-0

D. CONSIDERATION OF FINDINGS AND FINAL FORM OF MOTION, PUBLIC HEARING CLOSED

4. 85.696C (GS)
2271 UNION STREET, south side between Steiner and Fillmore Streets, Lot 26 in Assessor's Block 539 - Request for authorization of Conditional Use to convert dwelling units to office space in a C-2 (Community Business) district, the Union Street Special Use District and the Interim Union Street Neighborhood Commercial District.
(Continued from the Regular Meeting of May 15, 1986 at which time the Commission indicated its intent to approve the project.)

APPROVED RESOLUTION #10696
VOTING NO: KARASICK

VOTE: 6-1

5. 83.311EX (LB)
299 SECOND STREET, northeast corner at Folsom Street, Lots 27, 29 and 35 in Assessor's Block 3726 - Review of project authorization in accordance with Section 321 to construct a commercial building located in a C-3-0(SD) Downtown Office Special Development District and a 200-S Height and Bulk District.
(Continued from the Regular Meeting of May 8, 1986 at which time the Commission indicated its intent to disapprove the project.)

DISAPPROVED RESOLUTION #10697
VOTING NO: HEMPHILL, WRIGHT, & ALLEN

VOTE: 4-3

6. 84.432EX
235 PINE STREET, south side between Battery and Sansome Streets, Lot 15 in Assessor's Block 267 - Review of project authorization in accordance with Section 321 to construct a commercial building located in C-3-0 Downtown Office District and a 450-S Height and Bulk District.
(Continued from the Regular Meeting of May 8, 1986 at which time the Commission indicated its intent to disapprove the project.)

PROJECT WITHDRAWN

7. 84.448EC
1601 AND 1660 MISSION STREET, two locations in the vicinity of South Van Ness Avenue, Otis and Mission Streets, Lots 5 and 6 in Assessor's Block 3512 and Lots 1, 33, 36A and 40 in Assessor's Block 3514 - Request for authorization of Conditional Use as a Planned Unit Development under Section 303 and project authorization under Section 321 to construct two commercial buildings located in a C-M (Heavy Commercial) district and a 105-J Height and Bulk District.
(Continued from the Regular Meeting of May 8, 1986 at which time the Commission indicated its intent to disapprove the project.)

PROJECT WITHDRAWN

Acknowledge withdrawal of project authorization request and indefinite continuation of Conditional Use Application Approved
7-0

E. REGULAR CALENDAR2:30 P.M.

8. 86.179C (MB)
3417 - 18TH STREET, southeast corner bounded by San Carlos, 18th and Mission Streets, Lot 1 in Assessor's Block 3589 - Request for authorization of Conditional Use for a fast-food and take-out establishment in a C-2 (Community Business) district within an Interim NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to enlarge a vacant restaurant and install a Burger King restaurant with seating for 76 persons in approximately 2,700 square feet of floor area.
(Continued from the Regular Meeting of May 15, 1986)

CONTINUE TO MAY 29, 1986

VOTE: 7-0

9. 83.193CI (JF)
2400 GEARY BLVD, northwest corner at Baker Street, Lots 7 and 8 in Assessor's Block 1081 - Request for authorization of a post-secondary school in a RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of May 1, 1986) 02:30 P.M. (Cont)

APPROVED RESOLUTION #10698

VOTE: 7-0

10. 86.48EZ (JF)
850 BRYANT STREET, north side between 7th Street and Harriet Street, Lot 42 in Assessor's Block 3759 - Request to reclassify property from a 105-K Height and Bulk District to a 150-K Height and Bulk District.

CONTINUE TO MAY 29, 1986

VOTE: 7-0

11. 85.530R (VM)
888 and 895 INNES AVENUE, northeast and southeast corners respectively of Innes Avenue at Griffith Street within lot 12 in Assessor's Block 4654 and within lot 14 in Assessor's Block 4645 - Review for consistency with the Master Plan. A request for an encroachment permit to install an overhead cable two buildings across Innes Avenue approximately 80 feet apart for telecommunications purposes.

NOT IN CONFORMITY WITH MASTER PLAN
VOTING NO: ALLEN & NAKASHIMA

VOTE: 5-2

3:15 P.M.

12. 86.76ECA (JM)
1818-1820 CALIFORNIA STREET, Lot 4 in Assessor's Block 641 - Request for authorization of Conditional Use to permit 5 guest rooms in a RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of May 1, 1986)

3:15 P.M. (cont)

Decision for #12. 86.76ECA
APPROVED RESOLUTION #10699

VOTE: 7-0

13. 86.238G (JM)
647 MISSION STREET, acting on the recommendation of the Landmarks Preservation Advisory Board to consider redesignation of the subject building and site pursuant to Section 1106 of the City Planning Code.

APPROVED RESOLUTION #10701

VOTE: 7-0

14. 86.76ECA (JM)
1818-1820 CALIFORNIA STREET, Lot 4 in Assessor's Block 641; acting on the pending recommendation of the Landmarks Preservation Advisory Board for a certificate of appropriateness for construction of a three-car subterranean parking structure at the Lilienthal-Orville Pratt House, Landmark No. 55, pursuant to Article 10 of the City Planning Code.

APPROVED RESOLUTION #10700

VOTE: 7-0

15. 85.166L (JM)
TELEGRAPH HILL HISTORIC DISTRICT; 1-122 Alta Street, 1-70 Calhoun Terrace, 24-62 Darrell Place, 211-283 Filbert Street, 220-260 Green Street, 221-285 Greenwich Street, 1252-1360 and 1460-1470 Montgomery Street, 8-34 Napier Lane, 1171-1245 Sansome Street and 200-311 Union Street; being Lots 5A, 7A, 6-14, 17-19, 26A, 26B, 26C, 26E, 26F, 26H, 27-34 and 37-47 in Assessor's Block 85; Lots 6, 10-11, 13-14, 37, 42-44 and 48 in Assessor's Block 105; Lots 1-7, 13-16, 16A, 17A, 17B, 17C, 17D, 17E, 18-26, 31-34, 34A, 34B, 24C, 24D, 24E, 38-39, 41-42 and 46-57 in Assessor's Block 106; Lots 11, 19-26, 34, 39-42 in Assessor's Block 113; and Lot 1 in Assessor's Block 114; acting on the recommendation of the Landmarks Preservation Advisory Board to consider the above-referenced area as an Historic District pursuant to Article 10 of the City Planning Code.

CONTINUE TO JUNE 12, 1986
ABSENT: HEMPHILL

VOTE: 6-0

Adjournment.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

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JUN 5 1986

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SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 29, 1986
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright
and Rosenblatt

ACTING SECRETARY: BARBARA RENTERIA

1:30 P.M.

A. DIRECTOR'S REPORT

Status report on the Mission Bay Study, and consideration of a resolution requesting the Board of Supervisors to accept additional gift funding from Santa Fe Pacific Realty Corporation to assist in further planning for Mission Bay.

APPROVED RESOLUTION #10701

VOTE: 7-0

B. COMMISSIONERS' QUESTIONS & MATTERS

C. TO BE CONTINUED

1. 85.489TTT (JF)
Text amendment to the City Planning Code adding Section 306.8 requiring the posting of signs and the mailing of notice for certain hearings conducted pursuant to the City Planning Code. This hearing concerns language added by the Board of Supervisors to that amendment approved by the City Planning Commission on February 22, 1986. (Proposed for continuation to June 5, 1986)

APPROVED UNANIMOUSLY

1:30 P.M. (cont)D. CONSIDERATION OF FINDINGS AND FINAL FORM OF MOTION PUBLIC HEARING CLOSED

2. 84.308EC (LM)
897 CALIFORNIA STREET, southeast corner of Powell and California Streets, Lot 16 in Assessor's Block 256; Consideration of findings and conditions for Conditional Use authorization to construct a 16-unit structure exceeding a height of 40 feet in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District.
(continued from the regular meeting of May 15, 1986 at which time the Commission indicated its intent to approve the project.)

APPROVED RESOLUTION # 10702
VOTING NO: KARASICK & BIERMAN

VOTE: 5-2

2:45 P.M.E. REGULAR CALENDAR

3. 86.48EZ (JF)
850 BRYANT STREET, north side between 7th Street and Harriet Street, Lot 42 in Assessor's Block 3759 - Request to reclassify property occupied by the Hall of Justice from a 105-K height and bulk district to a 150-K height and bulk district.
(continued from the regular meeting of May 22, 1986)

APPROVED RESOLUTION #10703
ABSTAINED: KARASICK

VOTE: 6-0

4. 86.179C (MB)
3417 - 18TH STREET, southeast corner bounded by San Carlos, 18th and Mission Streets, Lot 1 in Assessor's Block 3589 - Request for authorization of Conditional Use for a fast-food and take-out establishment in a C-2 (Community Business) district within an Interim NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to enlarge a vacant restaurant and install a Burger King restaurant with seating for 76 persons in approximately 2,700 square feet of floor area.
(Continued from the Regular Meeting of May 22, 1986)

MOTION APPROVED OF INTENT TO DISAPPROVE PROJECT UNANIMOUS

3:30 P.M.

5. 85.3825 (GS)
3865 - 19th STREET, south side between Sanchez and Church Streets, Lot 60 in Assessor's Block 3600 - Review for consistency with the Master Plan proposed 5 - Lot Subdivision in an RH-2 (House, Two Family) district.
JOINT HEARING WITH DEPARTMENT OF PUBLIC WORKS.

3:30 P.M. (cont)

Item 85.3825 cont.

APPROVED

VOTE: 6-0

ABSENT: WRIGHT

6. 85.382D (GS)
3865 - 19th STREET, south side between Sanchez and Church Streets,
Lot 60 in Assessor's Block 3600 - Consideration of Discretionary
Review of Building Permit Applications No. 8510317, 8510322, 8510323
8510324, 8510325, to construct five two-unit four story buildings
in an RH-2 (House, Two Family) district.

APPROVED

VOTE: 5-1

VOTING NO: KARASICK

ABSENT: WRIGHT

7. 85.382D (GS)
3865 - 19TH STREET, Discretionary Review of Building Permit Applica-
tions described above.

APPROVED MOTION OF INTENT

VOTE: 5-1

VOTING NO: BIERMAN

ABSENT: WRIGHT

CONTINUED TO JUNE 12, 1986

8. 85.308T (GS)
In the general area of single-family zoning districts, consideration
of permanent controls precluding one additional unit in single-family
dwellings otherwise permitted under the State of California Govern-
ment Code, except where second units are currently permitted by the
City Planning Code under Section 209.1(c) for RH-1(s) districts and
Section 209.1(m) for units designed for and occupied by senior
citizens and physically-handicapped persons.
(continued from the regular meeting of May 1, 1986)

APPROVED UNANIMOUS VOTE. RESOLUTION #10704

8. 85.309T (GS)
In the general area of single-family zoning districts, permanent
amendments to the text of the City Planning Code by amending
Sections 207 and 207.2 to permit secondary units in single-family
dwellings for elderly and handicapped persons subject to certain
conditions.
(continued from regular meeting of May 1, 1986)

CONTINUED TO JULY 10, 1986

Adjournment

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call the office of the Administrative Secretary, City Planning Commission, at (415) 558-4656.

S U M M A R Y

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 5, 1986
ROOM 282, CITY HALL
1:30 P.M.

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JUN 12 1986

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PUBLIC LIBRARY

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt

ABSENT: HEMPHILL

ACTING SECRETARY: MARTHA KESSLER

12:00 NOON

FIELD TRIP TO VISIT 2715 PINE STREET AND OTHER SITES.

1:30 P.M.

A. DIRECTOR'S REPORT

1. 83.333E
212 STOCKTON STREET - the northeast corner of Stockton and Geary Streets, Lot 11 in Assessor's Block 309. Informational presentation of proposed modifications to Building Permit Application No. 8109877 to reduce the height of the building from 137 feet and ten stories to 80 feet and seven stories and reduce building area from 53,000 square feet to approximately 43,000 square feet.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. TO BE CONTINUED

2. 86.146ECA
1338 - 10TH AVENUE, east side between Irving and Judah Streets, Lot 32 in Assessor's Block 1764 - Request for authorization of Conditional Use to permit expansion of a school involving the loss of a dwelling unit in an RH-2 (House, Two-Family) district.
(continue to June 12, 1986)

CONTINUE TO JUNE 12, 1986

VOTE: 6-0

1:30 P.M. (cont)

3. 86.165EC
1640-46 SCOTT STREET, east side between Post and Sutter Streets, Lots 24 and 25 in Assessor's Block 681 - Request for authorization of Conditional Use to permit group housing in an RH-3 (House, Three-Family) district involving the demolition of two former residential structures.
(continue to July 3, 1986)

CONTINUE TO JULY 3, 1986

VOTE: 6-0

4. 86.229C
3 CHURCH STREET, lot bounded by Duboce Avenue, Webster and Church Streets, Lot 14 in Assessor's Block 874 - Request for authorization of Conditional Use to permit automobile parking in a C-2 (Community Business) district within an interim NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to grade and pave an existing lot to provide controlled parking for 29 cars for the Daphne Funeral Home.
(continue to June 19, 1986)

CONTINUE TO JUNE 19, 1986

VOTE: 6-0

5. 86.74CES
728 - 22ND STREET, northeast corner at Tennessee Street, Lot 7 in Assessor's Block 4108 - Request for authorization of Conditional Use for administrative services in an RC-2 (Residential-Commercial Combined Moderate Density) District within an interim NC-2 (Small Scale Neighborhood Commercial) District. The proposal is to construct a new, one-story building with mezzanine containing approximately 5,500 gross square feet.
(continue from regular meeting of May 15, 1986)
(continue to June 19, 1986)

CONTINUE TO JUNE 19, 1986

VOTE: 6-0

6. 86.216C
226-28 BALBOA STREET, north side between 3rd and 4th Avenues, Lot 18A in Assessor's Block 1546 - Request for authorization of Conditional Use to demolish two residential units and replace with commercial space and four dwelling units with parking in a C-1 (Neighborhood Shopping) district and an Interim NC-2 (Small-Scale Neighborhood Commercial) district.
(continue to June 12, 1986)

CONTINUE TO JUNE 12, 1986

VOTE: 6-0

1:30 P.M. (cont)

7. 86.217C
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Request for authorization of conditional Use to demolish a residential unit and replace with commercial and office space and four dwelling units with parking in an RM-2 (Mixed Residential, Moderate Density) district and the Interim North Beach Neighborhood Commercial District.
(continue to June 12, 1986)

CONTINUE TO JUNE 12, 1986

VOTE: 6-0

2:00 P.M.D. REGULAR CALENDAR

8. 85.489TTT
Text amendment to the City Planning Code adding Section 306.8 requiring the posting of signs and the mailing of notice for certain hearings conducted pursuant to the City Planning code. This hearing concerns language added by the Board of Supervisors to that amendment approved by the City Planning commission on February 22 1986.
(continued from regular meeting of May 29, 1986)

APPROVED RESOLUTION #10705

VOTE: 6-0

9. 86.190C
1080 HAIGHT STREET, northeast corner at Baker Street, Lot 18 in Assessor's Block 1236 - Request for authorization of conditional Use for an inn with four rooms in an RH-3 (House, Three-Family) district.

APPROVED RESOLUTION #10706

VOTE: 6-0

10. 86.180C
690 PAGE STREET, northeast corner at Steiner Street, Lot 16 in Assessor's Block 843 - Request for authorization of Conditional Use to construct an addition to a church of approximately 4,000 square feet on the second floor at the Community Baptist Center within an RM-1 (Mixed Residential, Low Density) district.

CONTINUE TO JUNE 26, 1986

VOTE: 6-0

2:30 P.M.

11. 86.215Q
3755 DIVISADERO STREET, southwest corner at Jefferson Street, Lot 1 in Assessor's Block 914 - Request for consideration of exception from the moderate-income requirements of Subdivision Code Section 1385 in order to designate Unit No. 101 as a moderate-income unit in lieu of Unit No 301. (Conversion of this property was found consistent with the Master Plan under Case No. 82.654Q)
(Joint Hearing with Department of Public Works)

2:30 P.M. (cont)

Item #86.215Q cont.

APPROVED RESOLUTION #10707

VOTE: 5-1

VOTING NO: BIERMAN

12. 86.19C

3251 STEINER STREET, southwest corner at Lombard Street, Lot 1 in Assessor's Block 511 - Request for authorization of Conditional Use to convert a dwelling to commercial use in a C-2 (Community Business) district and an Interim NC-3 (Moderate-Scale Neighborhood Commercial) district.

DISAPPROVED RESOLUTION #10708

VOTE: 5-1

VOTING NO: WRIGHT

13. 86.192C

612 CLAYTON STREET, southeast corner at Haight Street, Lot 23 in Assessor's Block 1245 - Request for authorization of Conditional Use to convert a second-floor dwelling unit to commercial usage in a C-2 (Community Business) district and the Interim Haight Street Neighborhood Commercial District.

APPROVED RESOLUTION #10709

VOTE: 6-0

14. 86.211C

1327 NORIEGA STREET, south side between 20th and 21st Avenues, Lot 47 in Assessor's Block 2057 - Request for authorization of Conditional Use to convert two dwelling units to commercial use in a C-2 (Community Business) district and an Interim NC-2 (Small-Scale Neighborhood Commercial) district.

APPROVED RESOLUTION #10710

VOTE: 6-0

3:15 P.M.

15. 86.142Z

2715 PINE STREET, south side between Divisadero and Broderick Streets, Lots 32 and 33 in Assessor's Block 1049 - Request to reclassify property from an RH-2 (House, Two-Family) district to an RM-1 (Mixed Residential, Low Density) district.
(continued from regular meeting of May 1, 1986)

APPROVED RESOLUTION #10711

VOTE: 4-2

VOTING NO: BIERMAN & WRIGHT

16. 86.133C

330 RITCH STREET, west side between Townsend and Brannan Streets, Lots 40 and 40A in Assessor's Block 3738 - Request for authorization of Conditional Use for group housing for approximately 65 State offenders in an M-1 (Light Industrial) district.

CONTINUE TO JUNE 19, 1986

VOTE: 6-0

17. 86.88ET

Text amendment to the City Planning Code, initiated by the Board of Supervisors, to prohibit in excess of five residents in a board and care facility in any RH-1 (House, One-Family) district.

DISAPPROVED RESOLUTION #10712

VOTE: 6-0

4:00 P.M.

18. 86.66C

2830 - 24TH STREET, northeast corner at Bryant Street, Lots 18 and 19 in Assessor's Block 4209 - Request for authorization of Conditional Use to permit a site over 5,000 square feet, a commercial space over 2,500 square feet and a full-service restaurant with take-out in a C-2 (Community Business) district within the Interim 24th Street-Mission Neighborhood Commercial District.

APPROVED RESOLUTION #10713

VOTE: 5-0

ABSENT: ROSENBLATT

19. 86.261C

939 CLEMENT STREET, south side between 10th and 11th Avenues, Lot 45 in Assessor's Block 1442 - Request for authorization of Conditional Use to permit a bar within an existing full-service restaurant with take-out activity in a C-2 (Community Business) district within the Interim Inner Clement Street Neighborhood Commercial District.

APPROVED RESOLUTION #10714

VOTE: 4-1

VOTING NO: KARASICK

ABSENT: ROSENBLATT

20. 86.234C

253 CHURCH STREET, east side between Market and 15th Streets, Lot 58 in Assessor's Block 3544 - Request for authorization of Conditional Use to permit a full-service sushi restaurant with maximum seating for up to 49 persons in approximately 1,200 square feet of floor area in a C-2 (Community Business) district within the Interim Upper Market Street Neighborhood Commercial District.

DISAPPROVED RESOLUTION #10715

VOTE: 5-0

ABSENT: ROSENBLATT

E. CONSIDERATION OF FINDINGS AND FINAL FORM OF MOTION PUBLIC HEARING CLOSED

21. 86.179C

(MB)

3417 - 18TH STREET, southeast corner bounded by San Carlos, 18th and Mission Streets, Lot 1 in Assessor's Block 3589 - Request for authorization of Conditional Use for a fast-food and take-out establishment in a C-2 (Community Business) district within an Interim NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to enlarge a vacant restaurant and install a Burger King restaurant with seating for 76 persons in approximately 2,700 square feet of floor area.

4:00 P.M. (cont)

Item #86.179C cont.

(Continued from the regular meeting of May 22, 1986 at which time the Commission indicated its intent to disapprove the project.)

APPROVED CONTINUATION TO JUNE 26, 1986
REOPEN PUBLIC HEARING AT THAT TIME.

VOTE: 6-0

Adjournment

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call the office of the Administrative Secretary, City Planning Commission, at (415) 558-4656.

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S U M M A R Y

SPECIAL JOINT MEETING

DOCUMENTS DEPT.

JUN 19 1986

RECREATION AND PARK COMMISSION
AND

SAN FRANCISCO
PUBLIC LIBRARY

CITY PLANNING COMMISSION
THURSDAY

JUNE 12, 1986
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: City Planning Commissioners Allen, Bierman, Karasick, Hemphill,
Nakashima, Wright and Rosenblatt.

ABSENT: HEMPHILL & WRIGHT

Recreation & Park Commissioners Eickman, Friend, Harris, McAteer
Meyer, Mori, and Rodriguez.

1:30 P.M.

1. Presentation of Report on the 1986-87 Open Space Acquisition and Park Renovation Fund by the General Manager, Recreation and Park Department.
2. Consideration of Resolution to adopt the recommendation of the Report.

APPROVED RESOLUTION #10716

VOTE: 5-0

ABSENT: HEMPHILL & WRIGHT

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 12, 1986
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

ABSENT: HEMPHILL & WRIGHT

2:30 P.M.A. DIRECTOR'S REPORT

3. Consideration of a Resolution to extend current professional services contracts beyond June 1986 in the Robert Harrison; Recht Hausrath & Associates; and Shute, Mihaly and Weinberger.

APPROVED RESOLUTION #10717

VOTE: 6-0

ABSENT: HEMPHILL

Consideration of a Resolution to modify a contract with the California Environmental Intern Program.

APPROVED RESOLUTION #10718

VOTE: 6-0

ABSENT: HEMPHILL

4. 86.172 ETZ (LS)
CHINATOWN CORE 34 blocks or portion of Blocks 129, 130, 146, 147, 148, 159, 160, 161, 162, 176, 177, 178, 179, 180, 191, 192, 193, 194, 207, 208, 209, 210, 210A, 224, 224A, 225, 226, 227, 240, 241, 242, 257, 258, 270, 271, within an area roughly bounded by Green Street, Columbus Avenue, Montgomery Street, Bush Street and Powell Streets - Resolution of Intent to Initiate New Interim Controls.

CONTINUE TO JULY 10, 1986

B. COMMISSIONERS' QUESTIONS & MATTERSC. TO BE CONTINUED

5. 86.217C (GS)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Request for authorization of Conditional Use to demolish a residential unit and replace with commercial and office space and four dwelling units with parking in an RM-2 (Mixed-Residential, Moderate-Density) district and the Interim North Beach Neighborhood Commercial District.

APPROVED

VOTE: 6-0

ABSENT: HEMPHILL

CONTINUED INDEFINITELY

6. 86.277C (JN)
41 FIFTH STREET, southeast corner at Market Street, Lot 42 in Assessor's Block 3705 - Request for authorization of Conditional Use for project modification for change in use of a building approved prior to the effective date of Ordinance No. 414-85, being governed by the provisions of the Code in effect at time of project approval, pursuant to City Planning Code Section 175.1(b); and

2:30 P.M. (cont)

Item #6, 86.277C cont.

modification of Conditional Use Authorization No. 83.314C (Motion No. 10139) for exceptions to bulk standards as provided for under Code Sections 303 and 271, within a C-3-R (Downtown Retail) district and 160-G, 320-I and 400-I Height and Bulk District. The proposal is to reduce building height from 230 feet to 135 feet and to change uses from an office, retail, parking structure to a retail structure.

CONTINUED INDEFINITELY OR JULY 10, 1986

7. 86.203D (JN)
126 FAIRMOUNT STREET, Lot 43 in Assessor's Block 6663 - Consideration of a request for Discretionary Review of Building Permit Application No. 8602143 proposing construction of a two-story, over garage, structure containing two dwelling units in an RH-2 zoning district.
(Proposed for continuation to June 19, 1986)

CONTINUED TO JUNE 19, 1986

8. 86.203D (JN)
126 FAIRMOUNT STREET, Lot 43 in Assessor's Block 6663 - Discretionary Review of Building Permit Application No. 8602143 proposing construction as described above.
(Proposed for continuation to June 19, 1986)

CONTINUED TO JUNE 19, 1986

9. 84.372ETMZ (RJ)
MASTER PLAN AMENDMENTS - Consideration of proposed additions, deletions, modifications to existing sections of the San Francisco Master Plan with the purpose of making the existing Master Plan consistent with the objectives and policies of the Neighborhood Commercial Component of the Master Plan. The amendments would include amending Objective 8 (Neighborhood Commercial) of the Commerce and Industry Element, and modifying portions of the Residence Element, as set forth in the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985 with amendments and errata dated April 4, 1985.
(Continued from the Regular Meeting of 5/1/86)
(Recommend continuance to 7/3/86)

CONTINUED TO JULY 10, 1986

2:30 P.M. (cont)

10. 84.372ETMZ (RJ)
NEIGHBORHOOD COMMERCIAL DISTRICT PERMANENT ZONING CONTROLS, various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, C-M, RC-2, RC-3 and RC-4 districts; PROPOSED PERMANENT AMENDMENTS TO THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE, regulating development in the Neighborhood Commercial (NC) zoning districts. The proposed permanent amendments are contained in the draft ordinance, the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985. The proposed permanent amendments to the Zoning Map and City Planning Code would establish boundaries and controls for new Neighborhood Commercial (NC) General and Individual Area districts. Main provisions of the proposed amendments include: Article 7, a new article of the City Planning Code regulating building standards and uses in neighborhood commercial districts, new Conditional Use review procedures and criteria in such districts, and new compliance regulations.
(Continued from the Regular Meeting of 5/1/86)
(Recommend continuance to 7/3/86)

CONTINUED TO JULY 10, 1986

3:15 P.M.D. CONSIDERATION OF FINDINGS AND FINAL FORM OF MOTION PUBLIC HEARING CLOSED

11. 85.382D (GS)
3865 - 19th STREET, south side between Sanchez and Church Streets, Lot 60 in Assessor's Block 3600 - Consideration of final language of Discretionary Review of Building Permit Applications No. 8510317, 8510322, 8510323, 8510324 and 8510325, for the construction of five two-unit four-story buildings in an RH-2 (House, Two-Family) district

APPROVED RESOLUTION #10719
VOTING NO: BIERMAN
ABSENT: HEMPHILL

VOTE: 5-1

3:15 P.M.E. REGULAR CALENDAR

12. 86.216C (GS)
226-28 BALBOA STREET, north side between 3rd and 4th Avenues, Lot 18A in Assessor's Block 1546 - Request for authorization of Conditional Use to demolish two residential units and replace with commercial space and four dwelling units with parking in a C-1 (Neighborhood Shopping) district and an Interim NC-2 (Small-Scale Neighborhood Commercial) district.

APPROVED RESOLUTION #10720
ABSENT: HEMPHILL

VOTE: 6-0

3:15 P.M. (cont)

13. 86.146ECA (JF)
1338 - 10th AVENUE, east side between Irving and Judah Streets, Lot 32 in Assessor's Block 1764 - Request for authorization of Conditional Use to permit expansion of a school involving the loss of a dwelling unit in an RH-2 (House, Two-Family) district.

APPROVED RESOLUTION #10721

VOTE: 6-0

14. 35.166L
TELEGRAPH HILL HISTORIC DISTRICT; 1-122 Alta Street, 1-70 Calhoun Terrace, 24-62 Darrell Place, 211-283 Filbert Street, 220-260 Green Street, 221-285 Greenwich Street, 1252-1360 and 1460-1470 Montgomery Street, 8-34 Napier Lane, 1171-1245 Sansome Street and 200-311 Union Street; being Lots 5A, 7A, 6-14, 17-19, 26A, 26B, 26C, 26E, 26F, 26H, 27-34 and 37-47 in Assessor's Block 85; Lots 6, 10-11, 13-14, 37, 42-44 and 48 in Assessor's Block 105; Lots 1-7, 13-16, 16A, 17A, 17B, 17C, 17D, 17E, 18-26, 31-34, 34A, 34B, 24C, 24D, 24E, 38-39, 41-42 and 46-57 in Assessor's Block 106; Lots 11, 19-26, 34, 39-42 in Assessor's Block 113; and Lot 1 in Assessor's Block 114; acting on the recommendation of the Landmarks Preservation Advisory Board to consider the above-referenced area as an Historic District pursuant to Article 10 of the City Planning Code.

TESTIMONY HEARD BUT CONTINUED TO JULY 17, 1986 - FIELD TRIP SCHEDULED FOR AREA JULY 10, 1986.

15. 85.526ED (RP)
1254 and 1258 - 25th AVENUE, east side 325 feet south of Lincoln Way, Lots 31 and 32 in Assessor's Block 1726 - Consideration of request for Discretionary Review of Building Permit Applications No. 8602385 and 8602386 for two two-family dwellings consisting of three floors of occupancy including ground floor parking, and Building Permit Applications No. 8512174, 8512175 and 8512176 for demolition of single-family dwellings on the subject sites.

WITHDRAWN

16. 85.526ED (RP)
1254 and 1258 - 25th AVENUE - Discretionary Review of Building Permit Applications No. 8602385, 8602386, 8512174, 8512175 and 8512176 described above.

WITHDRAWN

F. NOTICE OF FUTURE MEETINGS

17. On June 19th, the Commission will review the provisions of Section 321 and 322 of the City Planning Code regarding Office Development Limits and the procedure for administration of Office Development Limit.

MEETING FOR JULY 3, 1986 CANCELLED

Adjournment.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call the office of the Administrative Secretary, City Planning Commission, at (415) 558-4656.

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6/19/86

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DOCUMENTS DEPT.

JUN 24 1986

SAN FRANCISCO
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SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 19, 1986
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

ABSENT: ALLEN & NAKASHIMA

1:30 P.M.

A. DIRECTOR'S REPORT

1. 86.172ETZ
CHINATOWN CORE 34 blocks or portion of Blocks 129, 130, 146, 147, 148, 159, 160, 161, 162, 176, 177, 178, 179, 180, 191, 192, 193, 194, 207, 208, 209, 210, 210A, 224, 224A, 225, 226, 227, 240, 241, 242, 257, 258, 270, 271, within an area roughly bounded by Green Street, Columbus Avenue, Montgomery Street, Bush Street and Powell Streets - Resolution of Intent to Initiate New Interim Controls.

CONTINUED

B. COMMISSIONERS' QUESTIONS & MATTERS

C. TO BE CONTINUED

2. 86.203D (JN)
126 FAIRMOUNT STREET, Lot 43 in Assessor's Block 6663. Consideration of a request for Discretionary Review of Building Permit Application No. 8602143 proposing construction of a two story, over garage, structure containing two dwelling units in an RH-2 zoning district.
(Proposed to be continued to June 26, 1986)

CONTINUATION TO JULY 17, 1986 APPROVED

VOTE: 5-0

3. 86.203D (JN)
126 FAIRMOUNT STREET, Lot 43 in Assessor's Block 6663. Discretionary Review of Building Permit Application No. 8602143 proposing construction as described above.
(Proposed to be continued to June 26, 1986)

CONTINUATION TO JULY 17, 1986 APPROVED

VOTE: 5-0

2:00 P.M.

4. 86.229C (MB)
3 CHURCH STREET, lot bounded by Duboce Avenue, Webster and Church Streets, Lot 14 in Assessor's Block 874 - Request for authorization of Conditional Use to permit automobile parking in a C-2 (Community Business) District within an interim NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to grade and pave an existing lot to provide controlled parking for 29 cars for the Daphne Funeral Home.
(continued from regular meeting of June 5, 1986)

CONTINUATION TO JULY 10, 1986 APPROVED

VOTE: 5-0

D. CONSENT CALENDAR

5. 86.282C (MB)
2677 MISSION STREET, east side between 22nd and 23rd Streets, Lot 22, in Assessor's Block 3637 request for Conditional Use Authorization to permit a commercial space over 5,000 square feet in a C-2 (Community Business) District within an interim NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to remodel the existing 2nd floor space to expand the retail at the ground floor Mission Emporium. The expansion would provide an additional 5,100 square feet of floor area. This application will be placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval made a part of this Application are available for inspection at the Department of City Planning.

APPROVED WITH CONDITIONS, RESOLUTION #10722

VOTE: 5-0

E. REGULAR CALENDAR

6. 86.283C (MB)
3675 GEARY BOULEVARD, southeast corner at Arguello Boulevard, Lots 6 and 7, in Assessor's Block 1083 request for Conditional Use Authorization to permit expansion of an automotive gas and service station in a C-2 (Community Business) District within an interim NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to redesign a Chevron station by adding a pay booth, reconfiguring the pump islands and reconstructing the service building in approximately 15,000 square feet of lot area.

NO PUBLIC TESTIMONY RECEIVED

APPROVED WITH CONDITIONS, RESOLUTION #10723

VOTE: 5-0

2:00 P.M. (cont)

7. 85.574EC (MB)
1599 LOMBARD STREET, southeast corner at Gough Street, Lot 12, in Assessor's Block 504 request for Conditional Use Authorization to permit a tourist hotel over 5,000 square feet and automobile parking in a C-2 (Community Business) District within an interim NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to construct a four-story motor inn. The inn would contain 54 guest rooms, a manager's apartment, and parking for 21 cars in approximately 39,700 square feet of floor area.

TESTIMONY HEARD: PRO -- NO SPEAKERS, CON -- 5 SPEAKERS
CONTINUATION TO JULY 10, 1986 APPROVED VOTE: 5-0

8. 86.74CES (MB)
728 - 22nd STREET, northeast corner at Tennessee Street, Lot 7 in Assessor's Block 4108 - Request for authorization of Conditional Use for administrative services in an RC-2 (Residential-Commercial Combined Moderate Density) District within an interim NC-2 (Small Scale Neighborhood Commercial) District. The proposal is to construct a new, one-story building with mezzanine containing approximately 5,500 gross square feet.
(continued from regular meeting of June 5, 1986)

NO PUBLIC TESTIMONY RECEIVED
APPROVED WITH CONDITIONS, RESOLUTION #10724 VOTE: 5-0

2:45 P.M.

9. 81.549E (CB)
1145 MARKET STREET OFFICE BUILDING, south side between 7th and 8th Streets, Lots 44 and 44A in Assessor's Block 3702 - Certification of Supplemental Environmental Impact Report for a 12-story building with 137,200 square feet of office space and 8,000 square feet of retail space.

CONTINUATION TO JULY 17, 1986 APPROVED VOTE: 5-0

3:15 P.M.

10. 86.323W (EM)
450 POWELL STREET, southwest corner at Sutter Street, Lot 8 in Assessor's Block 295 appeal of Director of Planning's "Determination of Inappropriateness" for sign permits applied for under Applications 8603556 and 8603557 for the Sir Francis Drake Hotel, a Category I Building in the Kearny-Market-Mason-Sutter Conservation District. Determination was made and appeal filed under Section 1111.7 of the City Planning Code.

CONTINUATION TO JUNE 26, 1986 APPROVED VOTE: 4-0
ABSENT: BIERMAN

3:15 P.M. (cont)

11. 86.133C (LJM)
330 RITCH STREET, west side between Townsend and Brannan Streets,
Lots 40 and 40A in Assessor's Block 3738 - Request for
authorization of Conditional Use for group housing for
approximately 65 State offenders in an M-1 (Light Industrial)
district.
(continued from regular meeting of June 5, 1986)

TESTIMONY HEARD: PRO -- PROJECT SPONSOR & 4 SPEAKERS, CON -- 9
SPEAKERS VOTE: 5-0
CONTINUATION TO JULY 31, 1986 APPROVED

4:00 P.M.

12. 85.181E (CS)
POST STREET northwest corner at Divisadero Street and most of the
eastern half of the block bounded by Post, Sutter, Divisadero and
Broderick Streets; Lots 5, 24-30, 33 and a portion of 32 in
Assessor's Block 1076 - Public hearing on Draft Environmental
Impact Report for the construction of a six-story, 65 foot tall,
70,475 gross square feet medical office and facility building
including 5,600 gross square feet of retail use and a five-level,
above ground, 606 space parking structure with access from Post
Street via Erksen Court involving demolition of a two-story
building used for medical offices and an existing 175-space
surface parking lot and relocation of the Mount Zion Crisis Clinic
to Lot 32 in Assessor's Block 1076. Reclassification of lot 24
from RM-1 to C-2 and conditional Use Authorization would be
required.
TESTIMONY HEARD: ONE SPEAKER
PUBLIC HEARING CLOSED

5:00 P.M.

13. 83.322D (formerly 83.333D) (LB)
212 STOCKTON STREET - northeast corner of Stockton and Geary
Streets, Lot 11 in Assessor's Block 309. Discretionary Review of
project revisions including reduction in building height and gross
floor area and related modifications to retail sales and office
building approved under Building Permit application No. 8109877.
TESTIMONY HEARD: 2 SPEAKERS VOTE: 5-0
CONTINUATION TO JULY 10, 1986 APPROVED
14. (GW)
Commission review of the provisions of Sections 321 and 322 of the
City Planning Code regarding Office Development Limits and the
procedure for administration of Office Development Limit.
TESTIMONY HEARD: 11 SPEAKERS
NO ACTION TAKEN

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DOCUMENTS DEPT.

JUL 2 1986

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 26, 1986
ROOM 282, CITY HALL
1:30 P.M.

CALLED TO ORDER AT 1:50 P.M.

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

ABSENT: BIERMAN

1:30 P.M.

A. DIRECTOR'S REPORT

1. 86.172ETZ (LS)
CHINATOWN CORE 34 blocks or portion of Blocks 129, 130, 146, 147, 148, 159, 160, 161, 162, 176, 177, 178, 179, 180, 191, 192, 193, 194, 195, 207, 208, 209, 210, 210A, 211, 224, 225, 226, 227, 241, 242, 243, 257, 258, 270 and 271, within an area roughly bounded by Green Street, Columbus Avenue, Montgomery Street, Bush Street and Powell Streets - Resolutions of Intent to Initiate New Interim Controls.

(1:50 - 2:05 P.M.)

RESOLUTION OF INTENT SEC. (306.7) APPROVED,
RESOLUTION #10725

VOTE: 6-0

(2:05 - 2:25 P.M.)

RESOLUTION OF INTENT (302) APPROVED,
RESOLUTION #10726

VOTE: 6-0

2. ENVIRONMENTAL IMPACT REPORTS (CARBON MONOXIDE (CO) ANALYSES):
Presentation of information regarding revised CO emission factors supplied by the Bay Area Air Quality Management District (BAAQMD) which result in future CO emission reductions. (SM)

TESTIMONY HEARD: 1 SPEAKER. NO ACTION TAKEN.

B. COMMISSIONERS' QUESTIONS AND MATTERS

1:30 P.M. (cont)C. TO BE CONTINUED

3. 86.277C (JN)
41 FIFTH STREET, southeast corner at Market Street, Lot 42 in Assessor's Block 3705 - Request for authorization of Conditional Use for project modification for change in use of a building approved prior to the effective date of Ordinance No. 414-85, being governed by the provisions of the Code in effect at time of project approval, pursuant to Planning Code Section 175.1(b); and modification of Conditional Use Authorization No. 83.314C (Motion No. 10139) for exceptions to bulk standards as provided for under Code Sections 303 and 271, within a C-3-R (Downtown Retail) district and 160-G, 320-I and 400-I Height and Bulk Districts. The proposal is to reduce building height from 230 feet to 135 feet and to change uses from an office, retail, parking structure to a retail structure.
(Proposed to be continued to July 10, 1986)

CONTINUATION TO JULY 17, 1986 APPROVED

VOTE: 6-0

4. 85.21EC (PM)
720 MARKET STREET at Geary and Kearny Streets; Lot 4 in Assessor's Block 312 - Appeal of a Preliminary Negative Declaration for the construction of a 10-story, 130-foot-tall mixed-use office/retail building with approximately 41,900 g.s.f. office and 8,100 g.s.f. retail and storage space, requiring Conditional Use Authorization after demolition of existing 2-story office/retail building.
(Continued from regular meeting of April 17, 1986)
(Proposed to be continued to July 31, 1986)

CONTINUATION TO JULY 31, 1986 APPROVED

VOTE: 6-0

2:00 P.M.D. REGULAR CALENDAR

5. 86.180C (VM)
690 PAGE STREET, northeast corner at Steiner Street, Lot 16 in Assessor's Block 843 - Request for authorization of Conditional Use to construct an addition to a church of approximately 1736 square feet on the second floor at the Community Baptist Center within an RM-1 (Mixed Residential, Low Density) district.

(2:30 - 2:40 P.M.)

VOTE: 6-0

NO PUBLIC TESTIMONY RECEIVED. APPROVED WITH CONDITIONS,
RESOLUTION #10727

6. 86.323W (EM)
450 POWELL STREET, southwest corner at Sutter Street, Lot 8 in Assessor's Block 295 - Appeal of Director of Planning's "Determination of Inappropriateness" for sign permits applied for under Applications 8603556 and 8603557 for the Sir Francis Drake Hotel, a Category I Building in the Kearny-Market-Mason-Sutter Conservation District. Determination was made and appeal filed under Section 1111.7 of the City Planning Code.
(Continued from Regular Meeting of June 19, 1986)

INDEFINITE CONTINUATION APPROVED

VOTE: 6-0

2:45 P.M.

7. 85.153C (LM)
4150 - 17TH STREET, north side between Castro and Douglas Streets, Lots 30, 30B, 30C and 99 in Assessor's Block 2623 - Request for authorization of Conditional Use to construct a 33-unit planned unit development on a lot of 45,770 square feet in area within an RH-3 (House, Three-Family) district.

CONTINUATION TO JULY 17, 1986 APPROVED

VOTE: 6-0

8. 86.179C (MB)
3417 - 18TH STREET, southeast corner at San Carlos Street. Lot 1 in Assessor's block 3589. Request for authorization of Conditional Use to enlarge a restaurant in a C-2 (Community Business) district and in an interim NC-3 (Moderate Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of May 29, 1986)

WITHDRAWN

Adjournment

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call the office of the Administrative Secretary, City Planning Commission, at (415) 558-4656.

C55
#21
7/10/86

S U M M A R Y

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 10, 1986
ROOM 282, CITY HALL
1:30 P. M.

ROLL CALL: Commissioners Allen, Bierman, Wortman, Hemphill, Nakashima, Wright and Rosenblatt.

12:00 NOON

FIELD TRIP - To Telegraph Hill area proposed for designation as a historic district (85.177L).

COMPLETED

DOCUMENTS DEPT.

1:30 P.M.

JUL 22 1986
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A. DIRECTOR'S REPORT

1. 85.237ETZ (SM)
SOUTH OF MARKET AREA: Area generally bounded by Mission, Duboce Avenue/Thirteenth, Townsend and First Streets, excluding the area of Yerba Buena Center, and including Assessor's Block 3515 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788, and portions of Assessor's Block 3509, 3510, 3511, 3703, 3704, 3725, 3726, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, 3781 and 3789 - RESOLUTION OF INTENT TO INITIATE INTERIM ZONING CONTROLS for an 18-month period for the South of Market area. Staff will make an informational presentation to the Commission but no public testimony will be taken. A public hearing is proposed to be scheduled for July 31, 1986.

1:50 - 2:15 P.M. (I.A.017 - 225)
RESOLUTION OF INTENT APPROVED RESOLUTION #10728 VOTE: 6-0
ABSENT: WORTMAN

2. 85.533ZT (BB)
MID-MARKET STREET AREA: Area generally bounded by Fifth, Market, Ninth and Mission Streets, and including portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 - RESOLUTIONS OF INTENT INITIATING INTERIM ZONING CONTROLS AND PERMANENT AMENDMENTS TO THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE to reclassify height and bulk districts located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-X to 65-X - 105-E, 90-X, 90-X - 120-F, 90-X - 150-F, 90-X - 240-F and 120-X and to amend the text of the City Planning Code to provide for exceptions to the base height limits in the Mid-Market Street area for affordable housing and for height restrictions on buildings shading United Nations Plaza.

1:30 P.M. cont.

Item #85.533ZT cont.

2:15 - 2:25 P.M.

(I.A.225 - 410)

RESOLUTION OF INTENT (INTERIM CONTROLS)

APPROVED RESOLUTION #10729

VOTE: 6-0

RESOLUTION OF INTENT (PERMANENT AMENDMENTS)

APPROVED RESOLUTION #10730

VOTE: 6-0

ABSENT: WORTMAN

HEARING TO BE SCHEDULED FOR JULY 31, 1986

3. 86.174EZ

(RP)

EAST AND SOUTH SLOPES OF NOB HILL: Two areas generally on the East and South slopes of Nob Hill, including Assessor's Blocks 256, 272 and 299, and portions of Assessor's Blocks 158, 159, 180, 181, 190, 191, 211, 212, 213, 223, 224, 224A, 242, 243, 255, 257, 271, 273, 280, 281, 282, 284, 298 and 300 - RESOLUTION OF INTENT TO INITIATE PERMANENT AMENDMENTS TO THE ZONING MAP to reclassify height and bulk districts located therein from 160-D, 160-F, 105-A, 100-F-1 and 80-D to 80-A and 65-A.

2:25 - 2:35 P.M.

(I.A.410 - 555)

RESOLUTION OF INTENT APPROVED RESOLUTION #10731

VOTE: 6-0

ABSENT: WORTMAN

HEARING TO BE SCHEDULED FOR AUGUST 7, 1986

B. COMMISSIONERS' QUESTIONS & MATTERSC. TO BE CONTINUED

4. 86.165EC

(JF)

1640-46 SCOTT STREET, east side between Post and Sutter Streets, Lots 24 and 25 in Assessor's Block 681 - Request for authorization of Conditional Use to permit GROUP HOUSING in an RH-3 (House, Three-Family) district involving the demolition of two former residential structures.

(Proposed for continuation to August 7, 1986)

CONTINUATION TO AUGUST 7, 1986 APPROVED

VOTE: 6-0

ABSENT: WORTMAN

5. 85.701E

(CL)

498 DUBOCE AVENUE at Steiner Street, Lot 9 in Assessor's Block 875 - Appeal of a Preliminary Negative Declaration on the proposed demolition of a former gas station/repair garage and the construction of ten single-family houses with parking for ten vehicles.

(Proposed for continuation to August 7, 1986)

CONTINUATION TO AUGUST 7, 1986 APPROVED

VOTE: 6-0

ABSENT: WORTMAN

1:30 P.M. cont.

6. 84.372ETMZ (RJ)
MASTER PLAN AMENDMENTS - Consideration of proposed additions, deletions, modifications to existing sections of the San Francisco Master Plan with the purpose of making the existing Master Plan consistent with the objectives and policies of the Neighborhood Commercial Component of the Master Plan. The amendments would include amending Objective 8 (Neighborhood Commercial) of the Commerce and Industry Element, as set forth in the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985, with amendments and errata dated April 4, 1985.
(Continued from the Regular Meeting of June 12, 1986)
(Proposed for continuation to July 24, 1986)

CONTINUATION TO JULY 24, 1986 APPROVED
ABSENT: WORTMAN

VOTE: 6-0

7. 84.372ETMZ (RJ)
NEIGHBORHOOD COMMERCIAL DISTRICT PERMANENT ZONING CONTROLS, various locations in an adjacent to all C-1 and RC-1 districts, and some C-2, C-M, RC-2, RC-3 and RC-4 districts - Proposed permanent amendments to the Zoning Map and text of the City Planning Code, regulating development in the Neighborhood Commercial (NC) zoning districts. The proposed permanent amendments are contained in the draft ordinance, the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985. The proposed permanent amendments to the Zoning Map and City Planning Code would establish boundaries and controls for new Neighborhood Commercial (NC) General and Individual Area Districts. Main provisions of the proposed amendments include: Article 7, a new article of the City Planning Code regulating building standards and uses in Neighborhood Commercial districts, new Conditional Use review procedures and criteria in such districts, and new compliance regulations.
(Continued from the Regular Meeting of June 12, 1986)
(Proposed for continuation to July 24, 1986)

CONTINUATION TO JULY 24, 1986 APPROVED
ABSENT: WORTMAN

VOTE: 6-0

8. 86.285C (VM)
129 BAKER STREET, west side between Oak and Page Streets, Lot 3 in Assessor's Block 1220 - Request for authorization of Conditional Use for four dwelling units on a lot in an RH-3 (House, Three-Family) district containing 5,150 square feet when one dwelling for each 1,000 square feet of lot are may be authorized as a conditional use.
(Proposed for continuation to July 24, 1986)

CONTINUATION TO JULY 24, 1986 APPROVED
ABSENT: WORTMAN

VOTE: 6-0

1:30 P.M. cont.

9. 86.227C (JF)
976 SOUTH VAN NESS AVENUE, west side between 20th and 21st Streets, Lot 9 in Assessor's Block 3610 - Request for authorization of Conditional Use to permit THE ENLARGEMENT OF A CHURCH in a RM-1 (Mixed Residential, Low Density) district.
(Proposed for continuation to August 7, 1986)

CONTINUATION TO AUGUST 7, 1986 APPROVED
ABSENT: WORTMAN

VOTE: 6-0

10. 85.408EC (LM)
623-45 GEARY STREET, south side between Jones and Leavenworth Streets, Lots 21 and 22 in Assessor's Block 318 - Request for authorization of Conditional Use to exceed 40 feet in height within a residential district in a RC-4 (Residential-Commercial Combined, High Density) district and the North of Market Residential Special Use district. The proposal would construct a 165 residential unit complex with ground floor neighborhood serving uses and 41 parking spaces.
(Proposed for continuation to July 17, 1986)

CONTINUATION TO JULY 17, 1986 APPROVED
ABSENT: WORTMAN

VOTE: 6-0

11. 86.274C (GS)
3161 FILLMORE STREET, southwest corner, at Greenwich Street, Lot 2 in Assessor's Block 515 - Request for authorization of Conditional Use to convert a second story dwelling unit to commercial use in a C-2 (Community Business) district and the interim Union Street Neighborhood Commercial district.
(Proposed for continuation to August 7, 1986)

CONTINUATION TO AUGUST 7, 1986 APPROVED
ABSENT: WORTMAN

VOTE: 6-0

12. 86.298C (DH)
1875 LOMBARD STREET, south side between Buchanan and Laguna Streets, Lot 25 in Assessor's Block 507 - Request for authorization of Conditional Use to convert two units on the second and third stories to offices in a C-2 (Community Business) district and an interim NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Proposed for continuation to August 7, 1986)

CONTINUATION TO AUGUST 7, 1986 APPROVED
ABSENT: WORTMAN

VOTE: 6-0

1:30 P.M. cont.

13. 85.309T (GS)
IN THE GENERAL AREA OF SINGLE-FAMILY ZONING DISTRICTS, PERMANENT
AMENDMENTS to the text of the City Planning Code by amending
Sections 207 and 207.2 to PERMIT SECONDARY UNITS in single-family
dwellings for elderly and handicapped persons subject to certain
conditions.
(Continued from the Regular Meeting of May 1, 1986)
(Proposed for continuation to September 11, 1986)

CONTINUATION TO AUGUST 7, 1986 APPROVED

VOTE: 6-0

ABSENT: WORTMAN

14. 86.242C (JF)
900 NORTHPOINT STREET, north side between Polk and Larkin Streets,
Lot 1 in Assessor's Block 452 - Request for authorization of
Conditional Use for a HOTEL in a C-2 (Community Business) district
and in the Northern Waterfront Special Use District No. 2.
(Proposed for continuation to July 24, 1986)

CONTINUATION TO AUGUST 7, 1986 APPROVED

VOTE: 6-0

ABSENT: WORTMAN

2:00 P.M.D. REGULAR MEETING

15. 86.281A (JM)
619 MARKET STREET, Landmark No. 144, Lot 62 in Assessor's Block
3707 - Consideration of a Certificate of Appropriateness
application proposing exterior rehabilitation.

2:40 - 3:00 P.M.

(I.A.609 - I.B.053)

TESTIMONY HEARD: Project Sponsor - Pam Duffy, Jeremy Kotas. 1.
Stokely Grimes. 2. Sue Hestor - opposition. 3. Joe Betz.

APPROVED, MOTION #10732

VOTE: 5-2

VOTING NO: BIERMAN, NAKASHIMA

16. 85.574EC (MB)
1599 LOMBARD STREET, southeast corner at Gough Street, Lot 12 in
Assessor's Block 504 - Request for authorizations of Conditional
Use to permit a tourist hotel over 5,000 square feet and
automobile parking in a C-2 (Community Business) district within
an interim NC-3 (Moderate-Scale Neighborhood Commercial)
district. The proposal is to construct a four-story Motor Inn.
The Inn would contain 54 guest rooms, a manager's apartment, and
parking for 21 cars in approximately 39,700 square feet of floor
area.
(Continued from the Regular Meeting of June 19, 1986)

2:00 P.M. cont.

Item #85.574EC cont.

3:00 - 3:10 P.M.

(I.B.053 - 223)

TESTIMONY HEARD: Lisa Spangler - opposition

CONTINUATION TO JULY 24, 1986 APPROVED

VOTE: 7-0

17. 86.229C

(MB)

3 CHURCH STREET, lot bounded by Duboce Avenue, Webster and Church Streets, Lot 14 in Assessor's Block 874 - Request for authorization of Conditional Use to permit automobile parking in a C-2 (Community Business) district within an interim NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to grade and pave an existing lot to provide controlled parking for 29 cars for the Daphne Funeral Home.

(Continued from the Regular Meeting of June 5, 1986)

3:10 - 3:15 P.M.

(I.B.223 - 318)

Project Sponsor: Dihip Nandwana architect

APPROVED WITH CONDITIONS, MOTION #10733

VOTE: 7-0

18. 85.283EC

(IC)

1200 IRVING STREET, Lot 5 in Assessor's Block 1737 - Appeal of a Preliminary Negative Declaration for a proposed two-story, 19,000 square foot market addition and an expansion of an existing 99-space parking lot which would contain one grade level and one underground level for a total of 160 spaces.

WITHDRAWN

19. 86.294C

(MB)

1200 IRVING STREET, north side between 14th and Funston Avenues, Lot 5, in Assessor's Block 1737 - Request for Conditional Use Authorization to permit commercial space over 3,500 square feet on a site over 10,000 square feet in a C-2 (Community Business) district within an interim NC-2 (Small Scale Neighborhood Commercial) district. The proposal is to construct an underground parking garage, new loading dock area and a two-story addition to the Park and Shop Market.

3:20 - 3:40 P.M.

(I.B.381 - 660)

Project Sponsor: Dick Fisher

TESTIMONY HEARD: 1. Bruce Lindburn - opposition. 2. John Mollen - opposition.

APPROVED WITH CONDITIONS, MOTION #10734

VOTE: 7-0

20. 86.310C

(MB)

3087 - 16TH STREET, south side between Valencia Street and Rondel Place, Lot 50 in Assessor's Block 3569 - Request for Conditional Use Authorization to permit a place of entertainment and an outdoor activity area in a C-2 (Community Business) District within the interim Valencia Street Neighborhood Commercial District.

2:00 P.M. cont.

Item #86.310C cont.

3:55 - 4:10 P.M.

(I.B. 676)

Applicant - Hector Ortiz

TESTIMONY HEARD: 1. Richard Almarez - resident (pro). 2. Manny Castillo - resident (pro). 3. Rachel Arce - (pro). 4. David Spero - North Mission Association (pro).

APPROVED WITH AMENDED CONDITIONS, MOTION #10735

VOTE: 6-1

VOTING NO: WORTMAN

21. 86.320C

(MB)

762 VALENCIA STREET, west side between 18th and 19th Streets, Lot 8, in Assessor's Block 3588 - Request for Conditional Use Authorization to permit a fast food and take-out establishment in a C-2 (Community Business) district within the interim Valencia Street Neighborhood Commercial district.

4:10 - 4:20 P.M.

(I.B.838 - II.A.83)

Project Sponsor - Lewis Sharon

TESTIMONY HEARD: 1. Lewis Sharon - (con). 2. David Spero - North Mission Association (con)

DISAPPROVED, MOTION #10736

VOTE: 7-0

22. 86.267C

(DH)

662 VALENCIA STREET, west side between 17th and 18th Streets, Lot 4 in Assessor's Block 3577 - Request for Conditional Use to demolish a residential structure to create off-street parking for an adjacent commercial use in a C-M (Heavy Commercial) district; within the interim Valencia Street Neighborhood Commercial district.

CONTINUATION TO AUGUST 14, 1986 APPROVED

VOTE: 6-0

ABSENT: WORTMAN

3:00 P.M.

23. 86.171T

(DH)

Consideration of PERMANENT AMENDMENTS to the text of the City Planning Code by repealing Sections 242.2, 242.3, 242.4, 242.6, 242.7, 242.8, 242.9, 242.10, 243, 244, 246, and 247 which created for various areas of the City Special Use districts subject to certain restrictions, affordable housing districts, and a housing conservation district, and which contain expiration dates that are no longer in effect. (Board of Supervisors, File No. 115-86-14.1)

4:35 - 4:36 P.M.

(II.A.315 - 326)

NO PUBLIC TESTIMONY RECEIVED.

APPROVED MOTION #10741

VOTE: 7-0

3:00 P.M. cont.

24. 86.139EC (LJM)
256 PALMETTO AVENUE, north side between Head and Bright Streets,
Lots 16-19 and 40-44 in Assessor's Block 7135 - Request for
authorization of a Conditional Use for a religious facility
(Kingdom Hall of Jehovah's Witnesses) in an RH-1 (House,
One-Family) district.
- 4:20 - 4:25 P.M. (II.A.83 - 152)
NO PUBLIC TESTIMONY RECEIVED
APPROVED WITH CONDITIONS, MOTION #10737 VOTE: 7-0
25. 86.309C (LJM)
3400 LAGUNA STREET, east side between Bay and Francisco Streets,
Lot 3 in Assessor's Block 471 - Request for authorization of a
Conditional Use for a planned unit development to expand a care
facility (The Heritage) requiring exception from the rear yard
requirements of the City Planning Code in an RM-1 (Mixed
Residential, Low Density) district.
- 4:25 - 4:28 P.M. (II.A.168 - 206)
NO PUBLIC TESTIMONY RECEIVED
APPROVED WITH CONDITIONS, MOTION #10738 VOTE: 7-0
26. 86.228C (LJM)
444 THIRD AVENUE, west side between Geary Boulevard and Anza
Street, Lot 37 in Assessor's Block 1542 - Request for
authorization of a Conditional Use for three dwelling units on a
lot with 5,240 square feet when 1,500 square feet of lot area per
dwelling unit are required by the City Planning Code in an RH-2
(House, Two-Family) district.
- 4:28 - 4:30 P.M. (II.A.206 - 236)
NO PUBLIC TESTIMONY RECEIVED
APPROVED WITH CONDITIONS, MOTION #10739 VOTE: 7-0
27. 85.476EZ (LJM)
798 SOUTH VAN NESS AVENUE, northwest corner at 19th Street, Lot 10
in Assessor's Block 3590 - Request for reclassification of
property from an RH-3 (House, Three-Family) to a C-2 (Community
Business) district.
- INDEFINITE CONTINUATION APPROVED VOTE: 60
ABSENT: WORTMAN
28. 86.314C (VM)
824 CAROLINA STREET, west side between 20th Street and Southern
Heights Avenue, Lot 18 in Assessor's Block 4096 - Request for
authorization of Conditional Use to permit a Children's Daycare
Center in an RH-2 (House, Two-Family) district.

3:00 P.M. cont.

Item #86.314C cont.

4:30 - 4:35 P.M.

(II.A.238 - 308)

NO PUBLIC TESTIMONY RECEIVED

APPROVED WITH CONDITIONS, MOTION #10740

VOTE: 7-0

4:30 P.M.

29. 85.447C

(GS)

1626 LOMBARD STREET, north side between Gough and Octavia Streets, Lot 5 in Assessor's Block 496 - Request for Conditional Use to (a) demolish a two unit residential building, (b) construct tourist housing and (c) provide non-accessory parking in a C-2 (Community Business) district and an Interim NC-3 (Moderate-Scale Neighborhood Commercial) district.

5:15 - 5:40 P.M.

(II.A.838 - II.B.451)

Project Sponsor - Ted Astorian

TESTIMONY HEARD: 1. Brad Paul - North of Market Planning Coalition (con). 2. David Silverman. 3. Jack Giusto - Golden Gate Motel Association (con). 4. Ron Shattil - architect for project. 5. Phyllis Chu - resident (con). 6. Yoichi Shimatsu - resident (con).

DISAPPROVED MOTION #10742

VOTE: 7-0

30. 84.613E

(CB)

8TH AND TOWNSEND STREETS, most of southern half of blocks bounded by Eighth, Townsend, Seventh and Brannan Streets, Lots 5, 6, 8, and a portion of Lot 7 in Assessor's Block 3783: Showplace Market Center/Contract Center II - Public Hearing on Draft Environmental Impact Report for the construction of a 274-suite hotel with retail and about 31 parking spaces; a 214,500 gross square foot trademart facility with mart, auditorium and retail space, with about 197 parking spaces; and a 217,300 gross square foot trademart facility with mart and retail space, with about 178 parking spaces involving demolition of an existing restaurant, Taxicab Company administrative and vehicle maintenance facilities and a storage shed. A height reclassification, Conditional Use Authorizations and a variance from the parking requirement would be required.

4:40 - 5:15 P.M.

(II.A.357 - 838)

TESTIMONY HEARD: 1. Jim Kjorstad - South of Market Cultural Center. 2. Jim Firth - Potrero League of Active Neighbors. 3. Brian Doohan - North Mission Association. 4. Brad Paul - North of Market Planning Coalition. 5. Georgia Britten - San Franciscans for Reasonable Growth (SFRG). 6. Sue Hestor - SFRG

PUBLIC HEARING CLOSED

VOTE: 7-0

5:30 P.M.

31. 86.276T (GS)
Consideration of PERMANENT AMENDMENTS to the text of the City Planning Code initiated by the Board of Supervisors by adding Section 232 thereto to generally prohibit demolitions of dwelling units in RH-1(D), RH-1, RH-1(S) and RH-2 districts until a permit is issued for a replacement structure. (Board of Supervisors, File No. 114-86-2).

5:41 - 5:45 P.M.

(II.B.480 - 510)

NO PUBLIC TESTIMONY RECEIVED

APPROVED RESOLUTION #10743

VOTE: 7-0

32. 86.321T
All one-family RH-1(D) RH-1 and RH-1(S) and all two-family (RH-2) zoning districts in the City-Consideration of PROPOSED INTERIM ZONING CONTROLS reducing the basic maximum permitted height limit of 35 feet in RH-1(D), RH-1 and RH-1(S) districts and of 40 feet in RH-2 districts to a maximum permitted height of 32 feet and modifying the method of measuring height limits in said zoning districts on lots sloping steeply down from the street. Under the proposed controls buildings having heights as high as the currently permitted limits of 35 and 40 feet would be permitted if authorized by the City Planning Commission as a conditional use or if the predominant height of existing buildings adjacent to or on the same street frontage of a building site exceeds 32 feet. The proposed controls also make plans for building permits in the above-cited RH-1 and RH-2 districts subject to plan modification provisions. This interim zoning proposal was initiated by the Board of Supervisors (B/S File No. 111-86-3) and submitted by the Planning, Housing and Development Committee of the Board to the City Planning Commission for its recommendation. Copies of the proposed amendment are available at the Department of City Planning, 450 McAllister Street, 5th Floor.

5:45 - 6:30 P.M.

(II.B.510 - III.A.167)

TESTIMONY HEARD: 1. Ruth Gravanis - Coalition of San Francisco Neighborhoods (pro). 2. Jim Firth - Potrero League of Active Neighbors (pro). 3. Shay Hestor - Planning Association for the Richmond (pro). 4. John Bardis. 5. Richard Hannon - American Institute of Architects Housing Committee (con). 6. Steve Kendrick - Russian Hill resident (con). 7. Katharine Lewis - (pro). 8. Ed Paul. 9. Scott Fitzgerald - (con). 10. Maureen O'Rourke - (pro).

MOTION TO SEND LETTER STATING CPC CONCURRENCE WITH DRAFT ORDINANCE

VOTE: 7-0

5:30 P.M. cont.

33. 86.322D (LB)
212 STOCKTON STREET, northeast corner of Stockton and Geary Streets, Lot 11 in Assessor's Block 309 - Discretionary Review of Building Permit Application No. 8607250 for a seven-story retail and office building of approximately 43,600 square feet. This permit proposes a reduction in building height and gross floor area and related modifications to a retail sales and office building approved under Building Permit Application No. 8109877. (Continued from the Regular Meeting of June 19, 1986)

6:45 - 7:20 P.M.

(III.A.167 - 769)

Project Sponsor - Aunur Gensler, Peter Gordon

TESTIMONY HEARD: 1. Michael Levine - (pro). 2. Grant DeHart - (pro). 3. Gary Shaver - (pro).

APPROVED WITH CONDITIONS, MOTION #10744

VOTE: 6-1

VOTING NO: WORTMAN

Adjournment at 7:20 P.M.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call the office of the Administrative Secretary, City Planning Commission, at (415) 558-4656.

SF
C55

#21

7/17/86

S U M M A R Y

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 17, 1986
ROOM 282, CITY HALL
1:30 P. M.

DOCUMENTS DEPT.

JUL 30 1986

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

ABSENT: NAKASHIMA

12:00 NOON

FIELD TRIP - 315 Edgehill Way (86.41D)

COMPLETED

1:00 P.M.

EXECUTIVE SESSION - To discuss matters of potential and pending litigation to the Commission.

CANCELLED

1:30 P.M.

A. DIRECTOR'S REPORT

1. Consideration of Resolution authorizing the Director of Planning to apply for, accept and expend funds from the California Coastal Commission for implementation activities related to the local Coastal Plan of up to \$27,000.

2:00 - 2:05 P.M.

(I.A.005 - 065)

NO PUBLIC TESTIMONY RECEIVED.

APPROVED RESOLUTION #10745

VOTE: 6-0

2. 86.174EZ

EAST AND SOUTH SLOPES OF NOB HILL: Two areas generally on the south and east slopes of Nob Hill including portions of Assessor's Block 223; entire Assessor's Blocks 250-255 and portions of Assessor's Blocks 279-284 - RESOLUTION OF INTENT TO INITIATE PERMANENT AMENDMENTS TO THE ZONING MAP IN ADDITION TO THOSE REFERRED BY THE BOARD OF SUPERVISORS IN THE SAME VICINITY, to reclassify Height and Bulk Districts located therein from 200 E2, 300 E2 and 320-E to 65-A and 80-A and 65-A.

1:30 P.M. cont.

Item #86.174EZ cont.

2:05 - 2:10 P.M.

APPROVED RESOLUTION #10746

(I.A.065 - 136)

VOTE: 6-0

B. COMMISSIONERS' QUESTIONS & MATTERSC. TO BE CONTINUED

3. 86.203D (JN)
126 FAIRMOUNT STREET, north side between Whitney and Chenery Streets, Lot 43 in Assessor's Block 6663 - Consideration of a request for Discretionary Review of Building Permit Application No. 8602143 proposing construction of a two story, over garage, structure containing two dwelling units in an RH-2 zoning district. (Continued from Regular Meeting of June 19, 1986)
(Proposed for continuation to July 31, 1986)

CONTINUED TO JULY 31, 1986

VOTE: 6-0

4. 86.203D (JN)
126 FAIRMOUNT STREET, north side between Whitney and Chenery Streets, Lot 43 in Assessor's Block 6663 - Discretionary Review of Building Permit Application number 8602143 proposing construction as described above. (Continued from Regular Meeting of June 19, 1986)
(Proposed for continuation to July 31, 1986)

CONTINUED TO JULY 31, 1986

VOTE: 6-0

5. 81.549E (CB)
1145 MARKET STREET, south side between 7th and 8th Streets, Lots 44 and 44A in Assessor's Block 3702 - Certification of Supplemental Environmental Impact Report for a 12-story building with 137,200 square feet of office space and 8,000 square feet of retail space. (Continued from Regular Meeting of June 19, 1986)
(Proposed for continuation to July 31, 1986)

CONTINUED TO JULY 31, 1986

VOTE: 6-0

6. 85.519ECV (LJM)
850 BUSH STREET, north side between Taylor and Mason Streets, Lot 8 in Assessor's Block 274 - Request for authorization of Conditional Use for a HOTEL with approximately 30 rooms and EXCEEDING 40 FEET IN HEIGHT (approximately 80 feet) in an RC-4 (Residential-Commercial Combined, High Density) district. (Continued from Regular Meeting of May 15, 1986)
(Proposed for continuation to August 14, 1986)

CONTINUED TO AUGUST 14, 1986

VOTE: 6-0

July 17, 1986

1:30 P.M. cont.

7. 84.220ERZC (JMc)
BALBOA RESERVOIR, Southern Basin near the northwestern corner of Ocean and Phelan Avenues, a portion of Lot 1 in Assessor's Block 3180 - Appeal of Preliminary Negative Declaration for a proposed Planned Unit Development of up to 203 one-family dwellings, requiring a reclassification, conditional use authorization and review for consistency with the Master Plan.
(Proposed for continuation to July 24, 1986)

CONTINUED TO JULY 31, 1986

VOTE: 6-0

8. 84.220ER (LM)
BALBOA RESERVOIR, Southern Basin near the northwestern corner of Ocean and Phelan Avenues, a portion of Lot 1 in Assessor's Block 3180 - Review for consistency with Master Plan for the sale of surplus Water Department Property.
(Proposed for continuation to July 24, 1986)

CONTINUED TO JULY 31, 1986

VOTE: 6-0

9. 84.220EZ (LM)
BALBOA RESERVOIR, Southern Basin near the northwestern corner of Ocean and Phelan Avenues, a portion of Lot 1 in Assessor's Block 3180 - Request for RECLASSIFICATION of a portion of the subject Lot 1 from a P (Public Use) district to an RH-1 (House, One-Family) district.
(Proposed for continuation to July 24, 1986)

CONTINUED TO JULY 31, 1986

VOTE: 6-0

10. 84.220EC (LM)
BALBOA RESERVOIR, Southern Basin near the northwestern corner of Ocean and Phelan Avenues, a portion of Lot 1 in Assessor's Block 3180 - Request for authorization of a Conditional Use to permit a PLANNED UNIT DEVELOPMENT of up to 203 one-family dwellings on a lot having approximately 535,000 square feet of area.
(Proposed for continuation to July 24, 1986)

CONTINUED TO JULY 31, 1986

VOTE: 6-0

2:00 P.M.D. REGULAR CALENDAR

11. 85.198EV (CL)
274 BRANNAN STREET, north side between 1st and 2nd Streets, Lot 27 in Assessor's Block 3773 - Appeal of Preliminary Negative Declaration for the conversion of approximately 37,500 square feet of light-manufacturing, light-industrial and warehouse space to office space, the construction of an approximately 800 square-foot

2:00 P.M. cont.

Item #85.198EV cont.

restaurant on the first floor and an increase in the capacity of the first floor garage from 27 spaces to 90 spaces. This current project is being evaluated in conjunction with a recent similar conversion of approximately 35,000 square feet at the same location.

2:20 - 2:45 P.M.

(I.A.348 - 749)

APPELLANTS: 1. Sue Hester - San Franciscans for Reasonable Growth. 2. Georgia Britten (SFRG).

NEGATIVE DECLARATION APPROVED MOTION #10747

VOTE: 5-1

VOTING NO: BIERMAN

12. 85.408EC

(LB)

623-45 GEARY STREET, south side between Jones and Leavenworth Streets, Lots 21 and 22 in Assessor's Block 318 - Request for authorization of Conditional Use to EXCEED 40 FEET IN HEIGHT WITHIN A RESIDENTIAL DISTRICT in a RC-4 (Residential-Commercial Combined, High Density) district and the North of Market Residential Special Use district. The proposal would construct a 165 residential unit complex with ground floor neighborhood serving uses and 41 parking spaces.

(Continued from the Regular Meeting of July 10, 1986)

3:55 - 4:00P.M.

(I.B.194 - 288)

Project Sponsor: Art Evans

APPROVED MOTION #10748

VOTE: 6-0

13. 86.277C

(LB)

41 FIFTH STREET, southeast corner at Market Street, Lot 42 in Assessor's Block 3705 - Request for authorization of Conditional Use for PROJECT MODIFICATION for change in use of a building approved prior to the effective date of Ordinance No. 414-85, being governed by the provisions of the Code in effect at time of project approval, pursuant to Planning Code Section 175.1(b); and modification of Conditional Use Authorization No. 83.314C (Motion No. 10139) for exceptions to bulk standards as provided for undercode Sections 303 and 271, within a C-3-R (Downtown Retail) district and 160-G, 320-I and 400-I Height and Bulk district. The proposal is to reduce building height from 230 feet to 140 feet and to change uses from an office, retail, parking structure to a retail structure.

(Continued from Regular Meeting of June 19, 1986)

4:15 - 5:00 P.M.

(I.B.522 - II.A.125)

Project Sponsor: Piero Patri, Gordon. Speakers: 1. Amy Uehara - San Francisco Women Lawyers Alliance. 2. Brad Paul - North of Market Planning Coalition - Pro. 3. Carolyn Diamond - Greater Market Street Development Association - Pro. 4. Michael Levin - Pro. 5. Leslie Waiting - Department Store J

APPROVED MOTION #10749

Local 400.
VOTE: 6-0

2:45 P.M.

14. 86.41D (LM)
315 EDGEHILL WAY, Lot 13 in Assessor's Block 2834 - Discretionary Review of Building Permit Application No. 8514644 for a dwelling in an RH-1(D) district.
(Continued from Regular Meeting of February 6, 1986)

(I.A.975 - I.B.100, 298 - 304, 448 - 466)

CONTINUED TO JULY 24, 1986

VOTE: 6-0

15. 85.153C (LM)
4150 - 17TH STREET, north side between Castro and Douglas Streets, Lots 30, 30B, 30C and 99 in Assessor's Block 2623 - Request for authorization of Conditional Use to construct a 33-UNIT PLANNED UNIT DEVELOPMENT on a lot having 45,770 square feet of area in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of June 26, 1986)

8:40 - 10:00 P.M.

(III.B.423 - IV.B.293)

Project Sponsor: Terry Lindahl. Speakers: 1. Ed Scruggs - Con. 2. Dave Woodworth - Con. 3. Fred Harriman - Con. 4. Heidi Chipp - Con.

PUBLIC HEARING CLOSED; CONTINUED TO JULY 24, 1986 FOR FINAL LANGUAGE.

PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS VOTE: 4-1

ABSENT: HEMPHILL

VOTING NO: BIERMAN

3:45 P.M.

16. 86.364D (VM)
225 POTRERO AVENUE, east side between 15th and 16th Streets, Lot 16 in Assessor's Block 3932 - Consideration of Discretionary Review on Building Permit Application No. 8606633 to create a soup kitchen under the auspices of Martin de Porres Hospitality House in a former auto repair shop in an M-1 (Light Industrial) zone.

5:10 - 5:20 P.M.

(II.A.314 - 418)

APPROVED

VOTE: 6-0

17. 86.364D (VM)
225 POTRERO AVENUE, east side between 15th and 16th Streets, Lot 16 in Assessor's Block 3932 - Discretionary Review of Building Permit Applications No. 8606633.

5:20 - 7:55 P.M.

(II.A.418 - III.A.492)

Project Sponsor: Barbara Collier. Speakers: 1. Jim Herman - Pro. 2. Art Agnos - Pro. 3. Hun Cuauhtli - Pro. 4. Scott Sommer - Potrero Hill Betterment Association - Con. 5. Arden Smith - Potrero Boosters and Merchants Association - Con.

3:45 P.M. cont.

Item 86.364D cont.

6. Judith Kinner - Potrero Hill Betterment Society - Con. 7. Aida Anderson - Con. 8. Vivian Stone - Con. 9. Gery Gomez - Con. 10. Jim Firth - Potrero Hill League of Active Neighbors - Pro. 11. Glenn Noll - Pro. 12. Robert Reeves - Showplace Square Association. 13. Sherry Gendelman - Gray Panthers - Pro. 14. Mel Untalan - St. Bruno's Parish - Pro. 15. Karen Stern - Con. 16. Jan Hartsough - Mayor's Council on Food and Hunger - Pro. 17. Marion Standish - Northern California Hunger Action Coalition - Pro. 18. David Spero - North Mission Association - Pro. 19. Joe Passen - Potrero Hill Neighborhood House - Pro. 20. Juan Jayo - Con. 21. Brad Paul - North of Market Planning Coalition, San Francisco Housing Tenants Committee - Pro. 22. Nancy Mathews - San Francisco General Hospital Community Advisory Board - Pro. 23. Enola Maxwell - Potrero Hill Neighborhood House - Pro.

APPROVED MOTION #10750

VOTE: 5-0

ABSENT: HEMPHILL

5:00 P.M.

18. 85.649EZ (PD)
701 FREDERICK STREET, south side between Willard and Arguello Streets, Lot 34 in Assessor's Block 1265 - Appeal of Preliminary Negative Declaration for the proposed reclassification of the former Polytechnic High School site from a P (Public Use) district to a RH-3 (House, Three-Family) district.

7:55 - 8:10 P.M.

(III.A.528 - 727)

APPELANT: Dr. Dean L. Ryder. Speakers: 1. Bob Duicchare. 2. Bob McCormick. 3. Calkin Kearny.

NEGATIVE DECLARATION APPROVED MOTION #10751

VOTE: 5-0

ABSENT: HEMPHILL

19. 85.649EZ (AM)
701 FREDERICK STREET, south side between Willard and Arguello Streets, Lot 34 in Assessor's Block 1265 - Considerations of RECLASSIFICATION of the former Polytechnic High School site from a P (Public Use) district to a RH-3 (House, Three-Family) district. This reclassification is proposed by the City and County of San Francisco for a contemplated Planned Unit Development with up to 180 dwelling units and community uses sponsored by the Mayor's Office of Housing and Economic Development.

8:10 - 8:35 P.M.

(III.A.727 - III.B.396)

Speakers: 1. Dale Carlson - Stanyan-Fulton Neighborhood Association - Pro. 2. Marcia Rosen - Pro. 3. Calvin Welch - Haight Ashbury Neighborhood Council - Pro. 4. Dr. Dean Ryder - Con. 5. Bob Duicchard - Con. 6. Dennis Moscofian - Pro. 7. Arnold Townsend - Pro.

APPROVED RESOLUTION #10752

VOTE: 5-0

ABSENT: HEMPHILL

6:00 P.M.

20. 85.166L (JM)
TELEGRAPH HILL HISTORIC DISTRICT, 1-122 Alta Street, 1-70 Calhoun Terrace, 24-62 Darrell Place, 220-260 Green Street, 221-285 Greenwich Street, 1252-1360 and 1460-1470 Montgomery Street, 8-34 Napier Lane, 1171-1245 Sansome Street and 200-311 Union Street; being Lots 5A, 7A, 6-14, 17-19, 26A, 26B, 26C, 26E, 26F, 26H, 27-34 and 37-47 in Assessor's Block 85; Lots 6, 10-11, 13-14, 37, 42-44 and 48 in Assessor's Block 105; Lots 1-7, 13-16, 16A, 17A, 17B, 17C, 17D, 17E, 18-26, 31-34, 34A, 34B, 34C, 34D, 34E, 38-39, 41-42 and 46-57 in Assessor's Block 106; Lots 11, 19-26, 34, 39-42 in Assessor's Block 113; and Lot 1 in Assessor's Block 114; acting on the recommendation of the Landmark Preservation Advisory Board to consider the above-referenced area as an historic district pursuant to Article 10 of the City Planning Code.
(Continued from Regular Meeting of June 12, 1986)

CONTINUED TO JULY 31, 1986

VOTE: 6-0

Adjournment.

0066c

S U M M A R Y

A D D E N D U M

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 17, 1986
ROOM 282, CITY HALL

2:00 P.M.

D. REGULAR CALENDAR

11a. 85.198EVD

274 BRANNAN STREET, north side between 1st and 2nd Streets, Lot 27 in Assessor's Block 3773 - Consideration of request for Discretionary Review of Building Permit Application No. 8507168 for the conversion of approximately 37,500 square feet of light-manufacturing, light-industrial and warehouse space to office space, the construction of an approximately 800 square-foot restaurant on the first floor and an increase in the capacity of the first floor garage from 27 spaces to 90 spaces.

2:45 - 3:10 P.M.

(I.A.750 - 960)

Speakers: 1. Sue Hestor - San Francisco for Reasonable Growth - Pro. 2. Marcia Rosen - San Francisco Lawyers Committee for Urban Affairs, Council of Community Housing Organizations - Pro. 3. Frederick M. Rea - Hawley Terminal - Con.

VOTING NO: WRIGHT, ROSENBLATT

VOTE: 4-2

11b. 85.198EVD

274 BRANNAN STREET, Discretionary Review of Building Permit Application No. 8507168 described above.

4:00 - 4:15 P.M.

(I.B.309 - 444)

Speakers: 1. Sue Hestor. 2. Frederick Rea - Hawley Terminal.

CONTINUED TO JULY 24, 1986

S U M M A R Y

DOCUMENTS DEPT.

AUG 12 1986

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 24, 1986
ROOM 282, CITY HALL
1:30 P. M.

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479).

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

ABSENT: NAKASHIMA

1:30 P.M.

A. DIRECTOR'S REPORT

1. Consideration of adoption of guidelines for 1% art requirement in the Downtown Area (C-3).

1:45 - 3:10 P.M.

I.A.013 - I.B.479

Speakers: 1. Jon Twichell - Citizens Advisory Committee. 2. Susan Passovoy. 3. Helene Fried. 4. Narcissus Quaguiata. 5. Richard Mayer. 6. Patricia Ravarra - Northern California Artists Equity Association. 7. Carolyn Marks. 8. Alma Robinson - Bay Area Lawyers for the Arts. 9. Mary Miller - San Francisco Women Artists. 10. Charles Ruvger. 11. Richard Watkins. 12. Theresa De Valence. 13. Valerie Jacobs. 14. Virginia Fusco. 15. Julie McCrea. 16. Betsy Miller Kusz. 17. Henry Hopkins. 18. Maureen Martin. 19. Amy Ione. 20. Shepherd Hopoy. 21. Richard Ranexis.

APPROVED WITH AMENDMENT

VOTE: 6-0

2. 86.399ETZ (RJ)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, C-M, RC-2, RC-3 and RC-4 districts - RESOLUTION OF INTENT TO INITIATE A SIX-MONTH EXTENSION OF INTERIM CONTROLS. The expiration date of the interim zoning controls, as adopted and amended by the City Planning Commission, is proposed to be extended from September 28, 1986 to March 28, 1987.

3:30 - 3:35

APPROVED RESOLUTION #10753

I.B.570 - 611

VOTE: 6-0

1:30 P.M. cont.

3. 86.400ETZ (RJ)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, C-M, RC-2, RC-3 and RC-4 districts - RESOLUTION OF INTENT TO INITIATE AMENDMENTS TO INTERIM CONTROLS. The proposed amendments to the interim controls would apply the PLANNED UNIT DEVELOPMENT provisions to Neighborhood Commercial districts with certain restrictions, amend the hotel parking requirement, amend the calculation of Floor Area Ratio, and rescind interim NC-2 controls from a portion of Block 4172 (west side of Third Street between 22nd and 23rd Streets, currently in an RC-2 (Residential-Commercial, Mixed) district.

APPROVED RESOLUTION #10754

VOTE: 6-0

B. COMMISSIONERS' QUESTIONS & MATTERSC. ITEMS TO BE CONTINUED

4. 84.372ETMZ (RJ)
MASTER PLAN AMENDMENTS - Consideration of proposed additions, deletions, modifications to existing sections of the San Francisco Master Plan with the purpose of making the existing Master Plan consistent with the objectives and policies of the Neighborhood Commercial Component of the Master Plan. The amendments would include amending Objective 8 (Neighborhood Commercial) of the Commerce and Industry Element, and modifying portions of the Residence Element, as set forth in the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985, with amendments and errata dated April 4, 1985.
(Continued from Regular Meeting of July 10, 1986)

CONTINUED TO SEPTEMBER 11, 1986

VOTE: 6-0

5. 84.372ETMZ (RJ)
NEIGHBORHOOD COMMERCIAL DISTRICT PERMANENT ZONING CONTROLS, various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, C-M, RC-2, RC-3 and RC-4 districts - Proposed permanent amendments to the Zoning Map and text of the City Planning Code, regulating development in the Neighborhood Commercial (NC) zoning districts. The proposed permanent amendments are contained in the draft ordinance, the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985. The proposed permanent amendments to the Zoning Map and City Planning Code would establish boundaries and controls for new Neighborhood Commercial (NC) General and Individual Area districts. Main provisions of the proposed amendments include: Article 7, a new article of the City Planning Code regulating building standards and uses in Neighborhood Commercial districts, new Conditional Use review procedures and criteria in such districts, and new compliance regulations.
(Continued from Regular Meeting of July 10, 1986)

July 24, 1986

1:30 P.M. cont.

Item 84.372ETMZ cont.

CONTINUED TO SEPTEMBER 11, 1986

VOTE: 6-0

D. CONSIDERATION OF FINDINGS AND FINAL FORM OF MOTION; PUBLIC HEARING CLOSED

6. 85.153C (LM)
4150 - 17TH STREET, north side between Castro and Douglas Streets,
Lots 30, 30B, 30C and 99 in Assessor's Block 2623 - Consideration
of final language APPROVING authorization of Conditional Use to
construct a 33-UNIT PLANNED UNIT DEVELOPMENT on a lot having 45,770
square feet of area in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting and Public Hearing closed on
July 17, 1986)

APPROVED WITH CONDITIONS MOTION #10755
VOTING NO: BIERMAN
ABSTAIN: HEMPHILL

I.B.616 - 654
VOTE: 4-1

E. CONSENT CALENDAR

7. 86.344C (MB)
3840 GEARY BOULEVARD, north side between 2nd and 3rd Avenues,
Lot 19 in Assessor's Block 1434 - Request for Conditional Use
Authorization to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT in a
C-2 (Community Business) district within an interim NC-3
(Moderate-Scale Neighborhood Commercial) district. The proposal is
to install Nizario's Pizzeria. The pizzeria would include 3-4
tables in approximately 450 occupied square feet of floor area.
This application has been placed on the Consent Calendar with a
recommendation for approval as proposed in the application. The
Conditions of Approval made a part of this Application are
available for inspection at the Department of City Planning.

3:40 - 3:43 P.M.
APPROVED WITH AMENDED CONDITIONS MOTION #10756

I.B.654 - 670
VOTE: 6-0

2:00 P.M.F. REGULAR CALENDAR

8. 86.343C (MB)
68 WEST PORTAL AVENUE, north side between Vicente and Ulloa
Streets, Lot 7 in Assessor's Block 2931 - Request for authorization
of Conditional Use to permit a TAKE-OUT ESTABLISHMENT in a C-2
(Community Business) district within an interim NC-3
(Moderate-Scale Neighborhood Commercial) district. The proposal is
to install an Ice Cream Parlor.

2:00 P.M. cont.

Item #86.343C cont.

3:43 - 4:05 P.M.

I.B.670 - 959

Project Sponsor: Steve Garfink.

CONTINUED TO AUGUST 21, 1986

VOTE: 6-0

9. 86.286C (MB)
1000 COLUMBUS AVENUE, northeast corner at Taylor Street, Lot 3 in Assessor's Block 50 - Request for authorization of Conditional Use to permit A PLACE OF ENTERTAINMENT in a C-2 (Community Business) district within the interim North Beach Neighborhood Commercial district.

4:05 - 4:10 P.M.

I.B.959 - II.A.119

Speaker: Robert Grimm.

APPROVED WITH AMENDED CONDITIONS MOTION #10757

VOTE: 5-1

VOTING NO: KARASICK

10. 86.89EC (MB)
2200 MARKET STREET, corner north side at 15th Street, Lot 1 in Assessor's Block 3560 - Request for authorization of Conditional Use to permit a COMMERCIAL SPACE OVER 3,000 SQUARE FEET, A RESTAURANT AND A BAR in a C-2 (Community Business) district within the interim Upper Market Street Neighborhood Commercial district.

4:10 - 4:40 P.M.

II.A.120 - 615

Project sponsor: Meriel Burtle, Roger Chinn.

CONTINUED TO SEPTEMBER 25, 1986

VOTE: 6-0

11. 85.574EC (MB)
1599 LOMBARD STREET, southeast corner at Gough Street, Lot 12 in Assessor's Block 504 - Request for authorization of Conditional Use to permit a TOURIST HOTEL OVER 5,000 SQUARE FEET AND AUTOMOBILE PARKING in a C-2 (Community Business) district within an interim NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a four-story motor inn. The inn would contain 54 guest rooms, a manager's apartment, and parking for 21 cars in approximately 39,700 square feet of floor area.
(Continued from Regular Meeting of July 10, 1986)

5:05 - 6:05 P.M.

II.A.817 - II.B.779

Project Sponsor: Bruce Baumann (rep.) Speakers: 1. Yoichi Shimatsu - con. 2. Lisa Spangler - con. 3. Hank Spangler - con. 4. Phyllis Chu - con. 5. Edward Jung - con. 6. Michael Keenan - con. 7. Bill Boggio - con. 8. Jane Howell - con. 9. Bob McLennan - project sponsor.

CONTINUED TO AUGUST 7, 1986

VOTE: 6-0

2:00 P.M. cont.

12. 86.242C (JF)
900 NORTHPOINT STREET, north side between Polk and Larkin Streets,
Lot 1 in Assessor's Block 452 - Request for authorization of
Conditional Use for a HOTEL in a C-2 (Community Business) district
and in the Northern Waterfront Special Use District No. 2.
(Continued from Regular Meeting of July 10, 1986)

4:40 - 4:50 P.M.

II.A.638 - 751

Project Sponsor: Norm Rosenblatt.

APPROVED WITH CONDITIONS, MOTION #10758

VOTE: 4-1

VOTING NO: KARASICK

ABSTAIN: ROSENBLATT

13. 86.285C (VM)
129 BAKER STREET, west side between Oak and Page Streets, Lot 3 in
Assessor's Block 1220 - Request for authorization of Conditional
Use for FOUR DWELLING UNITS on a lot in an RH-3 (House,
Three-Family) district containing 5,150 square feet when one
dwelling for each 1,000 square feet of lot area may be authorized
as a Conditional Use.
(Continued from Regular Meeting of July 10, 1986)

4:50 - 4:55 P.M.

II.A.753 - 795

NO PUBLIC TESTIMONY RECEIVED

APPROVED WITH CONDITIONS, MOTION #10759

VOTE: 5-0

ABSENT: ROSENBLATT

3:15 P.M.

14. 86.172ETZ (LS)
CHINATOWN CORE: Area roughly bounded by Green Street, Columbus
Avenue, Montgomery Street, Bush Street and Powell Street, including
34 Assessor's Blocks or portions of Blocks 129, 130, 146, 147, 148,
159, 160, 161, 162, 176, 177, 178, 179, 180, 191, 192, 193, 194,
195, 208, 209, 210, 210A, 211, 224, 225, 226, 227, 241, 242, 243,
257, 258, 270 and 271. Consideration of interim amendments to
Zoning Map to reclassify use districts of portions of property
therein from C-2 (COMMUNITY BUSINESS) and C-3-C (CHINATOWN
DOWNTOWN) to CCB (CHINATOWN COMMUNITY BUSINESS), CVR (CHINATOWN
VISITOR RETAIL), and CRNC (CHINATOWN RESIDENTIAL NEIGHBORHOOD
COMMERCIAL) and to reclassify HEIGHT AND BULK DISTRICTS of portions
of property therein from 65-A, 65-D-2, 88-X, 105-A, 160-D, 160-F,
160-H, 300-H and 320-I to 50-N, 65-N, 65-D-2 and 65-85-N.
Consideration of interim amendments to the City Planning Code text
to add a new Article 8 providing for Chinatown Mixed Use Districts:
to amend various sections to clarify definitions pertaining to the
new Article 8, revise floor area ratios, clarify floor area
premiums, establish open space requirements, exempt commercial uses
from parking requirements, provide density limitations for group

3:15 P.M. cont.

Item #86.172 ETZ-cont.

housing in Chinatown Mixed Use Districts, to create new bulk limits for the Chinatown Area and to clarify administrative review procedures and by adding various new sections to regulate size of lots and uses, provide for floor area ratio exceptions, establish new design controls relating to sun access, site coverage, open space, projection of awnings, canopies or marquees, maximum street frontages, regulate density of dwelling units, provide for review of structures over a specified height, provide criteria for height exceptions, regulate conversion or removal of housing units and regulate signs.

6:05 - 7:15 P.M.

II.B.819 - III. A.930

Speakers: 1. Paul Roder - Chinese Hospital. 2. Gordon Chin - Chinatown Neighborhood Improvement Resource Center. 3. Jane Winslow - Telegraph Hill Dwellers. 4. Earl Diskin - North Beach Neighbors. 5. Edwin Lee - Asian Law Caucus, Chinatown Coalition for Better Housing. 6. Paul Wartelle - Orangeland Tenants Assoc. 7. Alice Barkley. 8. Dick Wong - Chinese Consolidated Benevolent Assoc. 9. Lorraine Lowe - Residential Hotel Advisory Group for Chinatown and North Beach. 10. Joe Lacey - Old St. Mary's Housing Committee. 11. David Brigode. 12. Gary Capurro. 13. Sue Diamond - Brubeck, Phlueger, Harrison. 14. George Jeung. 15. Richard Young. 16. Brad Paul - North of Market Planning Coalition. 17. Linda Chapman - Nob Hill Neighbors. 18. Stan Yee. 19. Maurice Miller - Asian Neighborhood Design.

APPROVED WITH AMENDMENT ON "RESIDENTIAL AND SRO -
SINGLE ROOM OCCUPANCY - UNITS"

VOTE: 6-0

RESOLUTION #10760 (Sec. 306.7 - Interim Controls)
RESOLUTION #10761 (Sec. 302 - Limited Duration)

4:30 P.M.

15. 83.149E

(SM)

1130-50 SACRAMENTO STREET, north side between Sproule Lane and Mason Street, Lots 10, 11, 33, 34, 44 and 45 in Assessor's Block 222 - Consideration of CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT for a seven-story (65-foot-tall) residential building with 45 units and 70 parking spaces in RM-3 and RM-4 districts, and a 65-A Height and Bulk District, requiring authorization of a Conditional Use and a Variance.

7:15 - 7:30 P.M.

III.A.954 - Side A end, IV.A.000 - 083

APPROVED, MOTION #10762

VOTE: 5-1

VOTING NO: BIERMAN

4:30 P.M. cont.

16. 83.149EC (LBB)
1130-1150 SACRAMENTO STREET, northeast corner of Sacramento Street and Sproule Lane, Lots 10, 11, 33, 34, 44, 45, in Assessor's Block 222 - Request for authorization of a Conditional Use to permit a BUILDING OF OVER 40 FEET, TO EXCEED THE BULK LIMITS, TO PROVIDE PARKING IN EXCESS OF 150 PERCENT OF THE REQUIREMENT, AND TO SUPPLY COMMUNITY PARKING in an RM-3 (Residential, Mixed: Medium Density) district and an RM-4 (Residential, Mixed: High Density) district and a 65-A Height and Bulk District. The proposal is to construct a residential apartment building of up to 45 units with up to 82 parking spaces.

7:30 - 8:10 P.M.

IV.A.086 - 707

Project Sponsor: Bob Tandler, Victor Gonzalez - Taldan Investment Co. Rory Rolnizky - architect. Speakers: 1. Steven Gomez - pro. 2. Damon Raika. 3. Norbert Dickman - con. 4. Ed Garberini - con. 5. Linda Chapman - Nob Hill Neighbors - con. 6. Richard Wise - con.

PUBLIC HEARING CLOSED

FINAL LANGUAGE PASSED MOTION OF INTENT TO APPROVE

CONSIDERED JULY 31, 1986

VOTE: 6-0

17. 83.149V (LBB)
1130-1150 SACRAMENTO STREET, northeast corner of Sacramento Street and Sproule Lane, Lots 10, 11, 33, 34, 44, 45 in Assessor's Block 222.

REAR YARD VARIANCE SOUGHT: The proposal is to construct a ten (10) story, 65-foot high, 45-unit residential building with two stories of parking located on the first and second levels covering the entire site.

PUBLIC HEARING CLOSED

(see above item #16)

18. 85.198EVD
274 BRANNAN STREET - Discretionary Review of Building Permit Application No. 8507168 for the conversion of approximately 37,500 square feet of light-manufacturing, light-industrial and warehouse space to office space, the construction of an approximately 800 square-foot restaurant on the first floor and an increase in the capacity of the first floor garage from 27 spaces to 90 spaces in an M-2 (Heavy Industrial) zoning district.
(Continued from Regular Meeting of July 17, 1986)

CONTINUED TO JULY 31, 1986

VOTE: 6-0

19. 86.41D (LM)
315 EDGEHILL WAY, Lot 13 in Assessor's Block 2834 - Discretionary Review of Building Permit Application No. 8514644 for a dwelling in an RH-1(D) district.
(Continued from Regular Meeting of July 17, 1986)

4:30 P.M. cont.

Item #86.41D cont.

NOTE: The project applicant has requested continuation of this project to a later date; however the Department of City Planning may not agree with this request. Interested parties should contact Lori Yamauchi at 558-4656 on July 23 or later to find out if the item is proposed for continuance.

CONTINUED TO SEPTEMBER 11, 1986

VOTE: 6-0

20. 84.403E (CR)
531-539 MISSION STREET, south side between First and Second Streets at Shaw Alley, Lots 68 and 83 in Assessor's Block 3721 - Public hearing on the DRAFT ENVIRONMENTAL IMPACT REPORT for the demolition of two buildings (531 Mission and 535-539 Mission) and construction of a 23-story, 300-foot-tall building including about 255,010 square feet of office space, 5,000 square feet of retail space, 5,700 square feet of open space, 40 parking spaces and four service and loading spaces.

8:10 - 8:45 P.M.

IV.A.719 - IV.B.431

Speakers: 1. Georgia Brittan - San Franciscans for Reasonable Growth. 2. Sue Hestor - SFRC. 3. Jeffrey Heller.

PUBLIC HEARING CLOSED

VOTE: 6-0

Adjournment.

0070c

S U M M A R Y

ADDENDUM

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 24, 1986
ROOM 282, CITY HALL
1:30 P. M.

5:30 P.M.

F. REGULAR CALENDAR

21. 86.623D
2545 VALLEJO STREET, south side between Scott and Pierce Streets,
Lot 19 in Assessor's Block 561 - Consideration of request for
Discretionary Review of Building Permit Application No. 8604099,
which proposes construction of a five-story single-family residence
in an RH-1 (House, One-Family) district.

DISCRETIONARY REVIEW TAKEN

VOTE: 6-0

22. 86.623D
2545 VALLEJO STREET, south side between Scott and Pierce Streets,
Lot 19 in Assessor's Block 561 - Discretionary Review of Building
Permit Application No. 8604099, as described above.

8:50 -10:45 P.M.

IV.B.440 - 738, III.B.000 - 978, V.A.000 - 330

Project Sponsor: Peter Hanson, Al Lanier - architect. Speakers:
1. Ed Osgood - pro. 2. Gordon Lau - representative of neighbors -
con. 3. Alan Levy - Allen & Levy Architects - architect for
neighbors - con. 4. Dr. Jurgen Ruesch - con. 5. Mr. Schmelzer -
con. 6. Leona Wolff - con. 7. Pat Klitgard - con. 8. William
Abeel - con. 9. Dr. Annemarie Ruesch - con. 10. Les Chafen -
con. 11. Anne Bloomfield - Pacific Heights Residents Assoc. - con.
12. Terry Elliott.

CONTINUED TO AUGUST 7, 1986

VOTE: 6-0

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AUG 14 1986

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 31, 1986
ROOM 282, CITY HALL
1:00 P. M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479).

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

ABSENT: HEMPHILL

1:00 P.M.

A. DIRECTOR'S REPORT

1:25 - 1:35 P.M. I.A.238 - 315
Memorandum on Second Review Period of the Office Growth Limitation Program from Director of Planning transmitted and described

B. COMMISSIONERS' QUESTIONS & MATTERS

C. ITEMS TO BE CONTINUED

1. 85.21EC (SM)
720 MARKET STREET at Geary and Kearny Streets; Lot 4 in Assessor's Block 312 - Appeal of Preliminary Negative Declaration for the construction of a 10-story, 130-foot-tall mixed-use office/retail building with approximately 41,900 gross square feet of office and 8,100 gross square feet of retail and storage space, requiring authorization for Conditional Use, after demolition of existing 2-story office/retail building.
(Continued from Regular Meeting of June 26, 1986)
(Proposed for continuation to August 14, 1986)

CONTINUED TO AUGUST 21, 1986

VOTE: 6-0

1:00 P.M. cont.

2. 85.404E (DH)
NINTH AND BRYANT STREETS, western half of block bounded by Ninth, Bryant, Eighth and Brannan Streets, Lot 3 in Assessor's Block 3781 - Appeal of Preliminary Negative Declaration for the construction of a three-story wholesale showroom center with frontages on Ninth, Bryant and Brannan Streets, containing about 290,000 gross square feet of tenant showroom space and about 35,000 gross square feet of ground floor retail space. The proposal would provide 376 roof-top parking spaces and six off-street freight loading spaces. (Proposed for continuation to August 7, 1986)

CONTINUED TO AUGUST 14, 1986

VOTE: 6-0

3. 86.60E (DH)
144, 150-154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro Street; Lots 13, 14, and 15 in Assessor's Block 2620 - Appeal of Preliminary Negative Declaration for the demolition of two residential buildings with a total of five units, and the construction of three two-unit buildings with parking for a total of six vehicles. (Proposed for continuation to August 7, 1986)

CONTINUED TO AUGUST 21, 1986

VOTE: 6-0

4. 86.60ED (DH)
144, 150-154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro Street; Lots 13, 14, and 15 in Assessor's Block 2620 - Consideration of request for DISCRETIONARY REVIEW of Building Permit Applications No. 8514131, 8514133 and 8514134, including the demolition of two residential buildings with a total of five units, and the construction of three two-unit buildings with parking for a total of six vehicles. (Proposed for continuation to August 7, 1986)

CONTINUED TO AUGUST 21, 1986

VOTE: 6-0

5. 86.60ED (DH)
144, 150-154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro Street; Lots 13, 14, and 15 in Assessor's Block 2620 - DISCRETIONARY REVIEW of Building Permit Applications No. 8514131, 8514133 and 8514134 as described above. (Proposed for continuation to August 7, 1986)

CONTINUED TO AUGUST 21, 1986

VOTE: 6-0

1:00 P.M. cont.D. CONSIDERATION OF FINDINGS AND FINAL FORM OF MOTION: PUBLIC HEARING CLOSED

6. 83.149EC

1130-1150 SACRAMENTO STREET, northeast corner of Sacramento Street and Sproule Lane, Lots 10, 11, 33, 34, 44, 45 in Assessor's Block 222 - Request for authorization of Conditional Use to permit a BUILDING OF OVER 40 FEET, TO EXCEED THE BULK LIMITS, TO PROVIDE PARKING IN EXCESS OF 150 PERCENT OF THE REQUIREMENT, AND TO SUPPLY COMMUNITY PARKING in an RM-3 (Residential, Mixed: Medium Density) district and an RM-4 (Residential, Mixed: High Density) district and a 65-A Height and Bulk District. The proposal is to construct a residential apartment building of up to 45 units with up to 82 parking spaces.

1:15 - 1:20 P.M.

APPROVED WITH CONDITIONS, MOTION #10763

ABSTAIN: NAKASHIMA

I.A.100 - 130

VOTE: 5-0

E. REGULAR CALENDAR

7. 81.549E

(CB)

1145 MARKET STREET OFFICE BUILDING, south side between 7th and 8th Streets, Lots 44 and 44A in Assessor's Block 3702 - CONSIDERATION OF CERTIFICATION OF SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT for a 12-story building with 137,200 square feet of office space and 8,000 square feet of retail space.

(Continued from Regular Meeting of July 17, 1986)

1:20 - 1:25 P.M.

APPROVED, MOTION #10764

VOTING NO: BIERMAN

I.A.137 - 228

VOTE: 5-0

1:30 P.M.

8. 85.198EVD

274 BRANNAN STREET - Discretionary Review of Building Permit Application No. 8507168 for the conversion of approximately 37,500 square feet of light-manufacturing, light-industrial and warehouse space to office space, the construction of an approximately 800 square-foot restaurant on the first floor and an increase in the capacity of the first floor garage from 27 spaces to 90 spaces in an M-2 (Heavy Industrial) Zoning district.

(Continued from Regular Meeting of July 24, 1986)

CONTINUED TO AUGUST 14, 1986

VOTE: 6-0

1:30 P.M. cont.

9. 85.237ETZ (SM)
SOUTH OF MARKET AREA: Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and Fifth Street, excluding the area of Yerba Buena Center - Consideration of INTERIM ZONING CONTROLS for an 18-month period. The proposed interim zoning controls include amendments to the Zoning Map and text of the City Planning Code which reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1 and M-2 to either RM-3, RC-2, RC-4, P, Housing/Service/Light Industrial (HSL), Service/Light Industrial (SLI), or Service/Secondary Office (SSO); establish boundaries for Nighttime Entertainment and South Park special use districts; and reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M and 180-5 to either 40-X, 50-X, 65-B, 80-X, 40-X/80-B, 130-E or O.S. The interim zoning controls would also create new categories of uses called live/work units, arts-related activities and nighttime entertainment uses; establish open space, parking, rear yard, freight loading and other standards, with exceptions, for live/work units; exempt live/work units, specified retail uses, child care facilities and cultural facilities from floor area limits in South of Market districts and provide related, additional penalties and enforcement provisions; establish new commercial open space requirements in South of Market districts; allow a greater height limit, subject to conditions, for affordable housing in one South of Market sub-district; establish procedures for administrative review and modification of certain requirements by the zoning administrator; reduce parking requirements for arts-related spaces; require transportation programs for office uses in South of Market districts; modify certain nonconforming use provisions with respect to live/work units and other specified uses in South of Market districts and allow additional temporary uses in South of Market districts.

Copies of the proposed Interim Controls are available for public review at the Department of City Planning at the 5th Floor Zoning Counter, 450 McAllister Street, and at all branch public libraries.

1:35 - 4:30 P.M.

I.A.373 - II.A.713

Speakers: 1. Tricia James - South of Market Business Assoc. (pro). 2. Irving Sugarman. 3. Eugene Zastrow - KQED (pro). 4. Paul McDonald - Recorder Printing and Publishing Co. 5. Charlene McCain - South of Market Consortions (pro). 6. Laszlo Puskas (con). 7. Sue Hestor - S. F. for Reasonable Growth (con). 8. Kathy Leavelle - Theater Bay Area (pro). 9. Roselyn Swig - S. F. Arts Commission (pro). 10. Mark Rennie (pro). 11. Hugh Thacher (con). 12. Keith Silva. 13. Richard Mayer - Artists Equity Assoc. (pro). 14. Alma Robinson - Bay Area Lawyers for the Arts (pro). 15. Steve Alms (pro)

Item #85.237ETZ cont.

16. Leah Forbes - S.F. Arts Commission (pro). 17. Joshua Simon - Innovative Housing (pro). 18. Daniel Fiorillo. 19. Isabel Ugat - South of Market Planning Alliance (pro). 20. Wesley Seeds. 21. Curt Gray (con). 22. Leland Meyerzove - District Council #5 E.O.C. (con). 23. Ray Chavez (con). 24. Calvin Welch (con). 25. Aldo Lera. 26. Roberta Riley - S.F. Studios (pro). 28. Brian Doohan - North Mission Assoc. (con). 29. Thomas Cook - Bay Area Council (pro). 30. Michael McGill - SPUR (con). 31. Vicki Hart - Decatur Street businesses. 32. Charles Segalas. 33. Brad Paul - North of Market Planning Coalition (pro). 34. Donald Sanders. 35. Dave Hood - Barker Interests Ltd. 36. George Stepanenko - St. Michael's Church (con). 37. Brent Lords (con). 38. Ralph Ferguson. 39. John Behanna (pro). 40. Walter Caplan (con). 41. Jim Herold (con). 42. Enrica Zabala - Fil-Am South of Market Neigh. Assoc. (pro). 43. John McCarron - Artspace (pro). 44. Elana O'Loskey - Women Entrepreneurs (pro). 45. Joe Boss.

CONTINUED TO SEPTEMBER 4, 1986

VOTE: 6-0

3:45 P.M.

10. 85.533ZT (BB)

MID-MARKET AREA: Area generally bounded by Fifth, Market, Ninth and Mission and Natoma Streets, and including portions of Assessor's Block 3701, 3702, 3703, 3704 and 3725 - Consideration of interim zoning controls and permanent amendments to Zoning Map and City Planning Code text to reclassify Height and Bulk Districts located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F, 90-X - 150-F, 90-X - 200-F and 120-X; and amending the text of the City Planning Code by adding Sections 236.11 and 296 to provide for exceptions to the base height limits in the Mid-Market Street area for affordable housing and for height restrictions on buildings shading United Nations Plaza.

4:30 - 5:15 P.M.

II.A.719 - II.B.547

Speakers: 1. Dave Cincotta - Trinity Properties rep. - presented shadow analysis of proposed Trinity Plaza project. 2. Ed Dela Cruz. 3. Brad Paul - North of Market Planning Coalition. 4. Walter Caplan. 5. Georgia Brittan - S.F. for Reasonable Growth. 6. Harry O'Brien.

CONTINUED TO SEPTEMBER 4, 1986

VOTE: 6-0

4:30 P.M.

11. 85.58E (PM)
300 BEALE STREET, at southwest corner of Folsom/Beale; Lots 1 & 1B in Assessor's Block 3747. Public hearing on Draft Environmental Impact Report for the renovation of Coffin-Reddington building into 128,500 gross square feet of office space, and the new construction of 22-story residential structure containing a total of 179,000 gross square feet of residential, 110,000 gross square feet of parking, 2,200 gross square feet of retail and 37,400 gross square feet of open space.

5:20 - 5:35 P.M.

II.B.557 - 767

Speakers: 1. Georgia Brittan - S.F. for Reasonable Growth.

PUBLIC HEARING CLOSED

VOTE: 5-0

ABSENT: KARASICK

12. 86.133C (LJM)
330 RITCH STREET, west side between Townsend and Brannan Streets, Lots 40 and 40A in Assessor's Block 3738 - Request for authorization of Conditional Use for GROUP HOUSING for approximately 65 State offenders in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of June 19, 1986)

5:40 - 5:55 P.M.

II.B.780 - III.A.146

Speakers: 1. John Olmstead - project sponsor. 2. Larry Mathews. 3. Frederick Hertz (con).

DISAPPROVED, MOTION #10765

VOTE: 5-1

VOTING NO: BIERMAN

13. 86.203D (JN)
126 FAIRMOUNT STREET, north side between Whitney and Chenery Streets, Lot 43 in Assessor's Block 6663 - Consideration of request for Discretionary Review of Building Permit Application No. 8602143 proposing construction of a two-story, over garage, structure containing two dwelling units in an RH-2 Zoning district.
(Continued from Regular Meeting of July 17, 1986)

5:55 - 6:25 P.M.

III.A.147 - 482

Speakers: 1. John Lau - architect. 2. Linda Barty (con).

D.R. NOT TAKEN

VOTE: 3-3

VOTING NO: ALLEN, KARASICK, AND WRIGHT

14. 86.203D (JN)
126 FAIRMOUNT STREET, north side between Whitney and Chenery Streets, Lot 43 in Assessor's Block 6663 - Discretionary Review of Building Permit Application No. 8602143 proposing construction as described above.
(Continued from Regular Meeting of July 17, 1986)

5:30 P.M.

ITEMS 15 - 18: 6:30 - 8:25 P.M.

15. 84.220ERZC (JMc)
BALBOA RESERVOIR, Southern Basin near the northwestern corner of Ocean and Phelan Avenues, a portion of Lot 1 in Assessor's Block 3180 - Appeal of Preliminary Negative Declaration for a proposed PLANNED UNIT DEVELOPMENT of up to 203 one-family dwellings, requiring a reclassification, Conditional Use authorization and review for consistency with the Master Plan.
(Continued from Regular Meeting of July 17, 1986)

Ed Burger - project architect. Speakers: 1. John Goberto - Sunnyside Neighborhood Assoc. 2. Barbara Holmay. 3. Madeline Mueller. 4. Sidney Casp. 5. Leonard Lundgren - Lakeside Property Owners Assoc. 6. Lou Lindsay. 7. Bill Marquardt. 8. Julia Scholand. 9. Ken Greiser. 10. Norma Jerry - Mayor's Advisory Committee on Balboa Reservoir. 11. Frank Noto - Greater Ingleside Action Club. 12. Larry Bukali Johnson-Rea. 13. Patricia Vaughney. 14. Elizabeth Engel. 15. Norman Nagao.

NEGATIVE DECLARATION APPROVED, MOTION #10766

VOTE: 6-0

16. 84.220ER (LM)
BALBOA RESERVOIR, Southern Basin near the northwestern corner of Ocean and Phelan Avenues, a portion of Lot 1 in Assessor's Block 3180 - Review for consistency with the Master Plan for the sale of surplus Water Department Property.
(Continued from Regular Meeting of July 17, 1986)

III.B.774 - IV.A.387

Speakers: 1. Norma Jerry. 2. Patricia Vaughney. 3. Bill Marquardt. 4. John Roberto. 5. Lou Lindsay. 6. Rev. Lewis Allen. 7. Harney Bosson. 8. Larry Bukali Johnson-Rea

PROJECT FOUND CONSISTENT WITH MASTER PLAN

VOTE: 5-0

ABSENT: WRIGHT.

17. 84.220EZ (LM)
BALBOA RESERVOIR, Southern Basin near the northwestern corner of Ocean and Phelan Avenues, a portion of Lot 1 in Assessor's Block 3180 - Request for RECLASSIFICATION of a portion of the subject Lot 1 from a P (Public Use) district to an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of July 17, 1986)

III.B.774 - IV.A.387

Speakers: 1. Norma Jerry. 2. Patricia Vaughney. 3. Bill Marquardt. 4. John Roberto. 5. Lou Lindsay. 6. Rev. Lewis Allen. 7. Harney Bosson. 8. Larry Bukali Johnson-Rea

APPROVED, MOTION #10767

VOTE: 5-0

ABSENT: WRIGHT

5:30 P.M. cont.

18. 84.220EC (LM)
BALBOA RESERVOIR, Southern Basin near the northwestern corner of Ocean and Phelan Avenues, a portion of Lot 1 in Assessor's Block 3180 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT of up to 203 one-family dwellings on a lot having approximately 535,000 square feet of area.
(Continued from Regular Meeting of July 17, 1986)

III.B.774 - IV.A.387

Speakers: 1. Norma Jerry. 2. Patricia Vaghey. 3. Bill Marquardt. 4. John Roberto. 5. Lou Lindsay. 6. Rev. Lewis Allen. 7. Harney Bosson. 8. Larry Bukali Johnson-Rea
APPROVED WITH CONDITIONS, MOTION #10768 VOTE: 5-0
ABSENT: WRIGHT

19. 85.166L (JM)
TELEGRAPH HILL HISTORIC DISTRICT, 1-122 Alta Street; 1-70 Calhoun Terrace, 24-62 Darrell Place, 220-260 Green Street, 221-285 Greenwich Street, 1252-1360 and 1460-1470 Montgomery Street, 8-34 Napier Lane, 1171-1245 Sansome Street and 200-311 Union Street; being Lots 5A, 7A, 6-14, 17-19, 26A, 26B, 26C, 26E, 26F, 26H, 27-34 and 37-47 in Assessor's Block 85; Lots 6, 10-11, 13-14, 37, 42-44 and 48 in Assessor's Block 105; Lots 1-7, 13-16, 16A, 17A, 17B, 17C, 17D, 17E, 18-26, 31-34, 34A, 34B, 34C, 34D, 34E, 38-39, 41-42 and 46-57 in Assessor's Block 106; Lots 11, 19-26, 34, 39-42 in Assessor's Block 113; and Lot 1 in Assessor's Block 114; acting on the recommendation of the Landmarks Preservation Advisory Board to consider the above-referenced area as an historic district pursuant to Article 10 of the City Planning Code.
(Continued from Regular Meeting of July 17, 1986)

CONTINUED TO AUGUST 21, 1986

VOTE: 6-0

Adjournment.

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AUG 18 1986

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SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 7, 1986
ROOM 282, CITY HALL
1:00 P. M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479).

NOTE: The Meeting was called to order at 2:40 p.m. See special Addendum for explanation.

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

ABSENT: BIERMAN

1:00 P.M.

A. DIRECTOR'S REPORT

1. Consideration of Resolution of Intent to initiate reclassification of property generally bounded by Innes Avenue, Earl Street and San Francisco Bay, in portions of Assessor's Blocks 4596 and 4597 from M-2 (Heavy Industrial) to P (Public) and portions of Assessor's Blocks 4606, 4621, and 4630 from M-1 (Light Industrial) to P (Public).

TO BE CONSIDERED AT A LATER TIME

2. Informational presentation on revised plans for eight dwelling units located at GRAYSTONE TERRACE, southwest corner at Iron Alley, Lot 57 in Assessor's Block 27198, in an RH-2 (House, Two-Family) district, authorized as a conditional use on August 18, 1983 by adoption of Motion No. 9797 pursuant to Application No. 83.283C. (LJM)

2:43 - 3:00 P.M.

I.A.026 - 390

Staff presentation given. Speakers: 1. Paul Waltie. 2. Lewis ArFal. 3. Ramona - Twin Peaks Council. 4. Michael Petcher. 5. Bruce Bikel.

3. Consideration of staff recommendation regarding scheduling of the second review period of the Office Development Limitation Program imposed by Sections 320 to 323 of the City Planning Code. (AG)

3:05 - 3:25 P.M.

I.A.434 - 696

Speakers: 1. Zane Gresham - London Edin-Bough Trust. 2. Georgia Brittan - S.F. for Reasonable Growth. 3. Dick Morten - S.F. Chamber of Commerce.

CONTINUED TO AUGUST 21, 1986

VOTE: 6-0

B. COMMISSIONERS' QUESTIONS & MATTERS

C. ITEMS TO BE CONTINUED

4. 86.167C (DH)
1051 DIVISADERO STREET, west side between Turk Street and Golden Gate Avenue, Lot 2 in Assessor's Block 1153 - Request for authorization of Conditional Use to CONVERT A SECOND-FLOOR DWELLING UNIT IN AN EXISTING BUILDING TO OFFICE USE in a C-2 (Community Business) district and an Interim NC-2 (Small-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of May 1, 1986)
(Proposed for continuance to September 4, 1986)

CONTINUED TO SEPTEMBER 4, 1986

VOTE: 6-0

5. 86.165EC (JF)
1640-46 SCOTT STREET, east side between Post and Sutter Streets, Lots 24 and 25 in Assessor's Block 681 - Request for authorization of Conditional Use to permit GROUP HOUSING in an RH-3 (House, Three-Family) district involving the demolition of two former residential structures.
(Continued from Regular Meeting of July 10, 1986)
(Proposed for continuance to August 14, 1986)

CONTINUED TO AUGUST 14, 1986

VOTE: 6-0

6. 85.710E (CL)
498 DUBOCE AVENUE at Steiner Street, Lot 9 in Assessor's Block 875 - Appeal of a Preliminary Negative Declaration on the proposed demolition of a former gas station/repair garage and the construction of ten single-family houses with parking for ten vehicles.
(Continued from Regular Meeting of July 10, 1986)
(Proposed for continuance to August 28, 1986)

CONTINUED TO AUGUST 28, 1986

VOTE: 6-0

7. 86.174EZ (RP)
EAST and SOUTH SLOPES OF NOB HILL Two areas generally on the East and South slopes of Nob Hill, including Assessor's Blocks 256, 272, and 299 and portions of Assessor's Blocks 158, 159, 180, 181, 190, 191, 211, 212, 213, 223, 224, 224A, 242, 243, 255, 257, 271, 273, 280, 281, 282, 284, 298, and 300 - Consideration of PERMANENT AMENDMENTS TO THE ZONING MAP by reclassify height and bulk districts located therein from 160-D, 160-F, 105-A, 100-F-1 and 80-D to 65-A and 80-A.
(Proposed for continuance to August 14, 1986)

CONTINUED TO AUGUST 14, 1986

VOTE: 6-0

D. CONSENT CALENDAR

8. 86.367C (MB)
3146 24th STREET, northeast corner at Shotwell Street, Lot 17 in Assessor's Block 3641 - Request for authorization of Conditional Use to permit a TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) district within the interim 24th Street-Mission Neighborhood Commercial district. The proposal is to change ownership of a take-out pizza establishment previously approved by the City Planning Commission on May 23, 1985 in approximately 325 gross square feet of floor area. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval made a part of this Application are available for inspection at the Department of City Planning.

APPROVED WITH CONDITIONS, MOTION #10769

VOTE: 6-0

2:00 P.M.E. REGULAR CALENDAR

9. 86.88EC/86.293E (MB)
4351 GEARY BOULEVARD, southeast corner at 8th Avenue, Lot 45 in Assessor's Block 1537 - Request for authorization of Conditional Use to permit CONSTRUCTION ON A SITE OVER 10,000 SQUARE FEET and a COMMERCIAL SPACE OVER 5,000 SQUARE FEET in a C-2 (Community Business) district within an interim NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a four-story mixed-use building with commercial space (14,000 square feet of floor area) on the ground level and a portion of the second level, 17 residential units on the upper levels, and underground parking spaces.

5:10 - 5:20 P.M.

II.A.100 - 271

Project Sponsor: Bruce Bauman

APPROVED WITH AMENDED CONDITIONS, MOTION #10775

VOTE: 6-0

10. 86.401C (MB)
1821 HAIGHT STREET, south side between Stanyan and Shrader Streets, Lot 17 in Assessor's Block 1249 - Request for authorization of Conditional Use to permit a PLACE OF ENTERTAINMENT (dance hall) in a C-2 (Community Business) district within the interim Haight Street Neighborhood Commercial district. The proposal is to change the ownership of the Nightbreak restaurant and bar with seating capacity of up to 49 persons in approximately 2,000 square feet of floor area. The place of entertainment for this site was previously approved by the City Planning Commission in December, 1983.

3:30 - 3:45 P.M.

I.A.741 - I.B.126

Speakers: 1. Rosemary Snyder - project sponsor. 2. Juerg. 3. Nan Hohenstein - Haight Ashbury Neighborhood Council (con).

APPROVED WITH AMENDED CONDITIONS, MOTION #10772

VOTE: 6-0

11. 85.574EC (MB)
1599 LOMBARD STREET, southeast corner at Gough Street, Lot 12 in Assessor's Block 504 - Request for authorization of Conditional Use to permit a TOURIST HOTEL OVER 5,000 SQUARE FEET and AUTOMOBILE PARKING in a C-2 (Community Business) district within an interim NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a four-story Motor Inn. The Inn would contain 54 guest rooms, a manager's apartment, and parking for 21 cars in approximately 39,700 square feet of floor area.

(Continued from Regular Meeting of July 24, 1986)

CONTINUED TO AUGUST 21, 1986

VOTE: 6-0

12. 86.227C (JF)
976 SOUTH VAN NESS AVENUE, west side between 20th and 21st Streets, Lot 9 in Assessor's Block 3610 - Request for authorization of Conditional Use to permit THE ENLARGEMENT OF A CHURCH in a RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of July 10, 1986)

CONTINUED TO SEPTEMBER 4, 1986

VOTE: 6-0

13. 86.298C (GS)
1875 LOMBARD STREET, south side between Buchanan and Laguna Streets, Lot 25 in Assessor's Block 507 - Request for authorization of Conditional Use to CONVERT TWO UNITS on the second and third stories to offices in a C-2 (Community Business) district and an interim NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of July 10, 1986)

3:25 - 3:27 P.M.

I.A.717 - 730

NO PUBLIC TESTIMONY RECEIVED.

APPROVED WITH CONDITIONS, MOTION #10770

VOTE: 6-0

14. 86.274C (GS)
3161 FILLMORE STREET, southwest corner, at Greenwich Street, Lot 2 in Assessor's Block 515 - Request for authorization of Conditional Use to CONVERT A SECOND STORY DWELLING UNIT to commercial use in a C-2 (Community Business) district and the interim Union Street Neighborhood Commercial district.
(Continued from Regular Meeting of July 10, 1986)

3:27 - 3:29 P.M.

I.A.730 - 738

NO PUBLIC TESTIMONY RECEIVED.

APPROVED WITH CONDITIONS, MOTION #10771

VOTE: 6-0

15. 86.375C (GS)
1306 CASTRO STREET, southeast corner at 24th Street, Lot 1 in Assessor's Block 6506 - Request for authorization of Conditional Use to CONVERT DWELLING UNITS TO COMMERCIAL USE and to permit commercial use at the second story in a RC-1 (Residential-Commercial Combined, Low Density) district and the Interim 24th Street - Noe Valley Neighborhood Commercial district.

5:20 - 5:22 P.M.

II.A.274 - 292

Letter submitted by Fred Methner (con).

APPROVED WITH CONDITIONS, MOTION #10776

VOTE: 6-0

16. 86.623D (LMC)
2545 VALLEJO STREET, south side between Scott and Pierce Streets, Lot 19 in Assessor's Block 561 - Discretionary Review of Building Permit Application No. 8604099, which proposes construction of a five-story single-family residence in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of July 24, 1986)

CONTINUED TO AUGUST 28, 1986

VOTE: 6-0

3:00 P.M.

17. 83.98ECR (CR)
STONESTOWN SHOPPING CENTER, west side of 19th Avenue, north and south of Winston Drive; Lots 4, 6, 7 and 19 in Assessor's Block 7295 and Lots 5 - 9 in Assessor's Block 7296 - Certification of Final Environmental Impact Report for the proposed expansion and renovation of the shopping center involving the construction of a major department store of about 150,000 gross square feet; replacement of existing mall buildings with enclosed mall building adding about 218,500 gross square feet of retail; a 330,000 gross square foot parking garage (1,000 spaces); conversion of basement retail and storage to 350 parking spaces; elimination of 64 loading spaces and creation of 20 new loading spaces; construction of new access road from 19th Avenue; and lowering of a portion of Winston Drive.

Item #83.98ECR cont.

4:00 - 4:05 P.M.

I.B.135 - 168

APPROVED, MOTION #10773

VOTE: 6-0

18. 83.98ECR

(JF)

STONESTOWN SHOPPING CENTER, west side of 19th Avenue, north and south of Winston Drive, Lot 19 in Assessor's Block 7295 and Lots 5 - 9 in Assessor's Block 7296 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for the phased renovation, reconstruction and enlargement of a shopping center with exception from the bulk limits, variation of the open space and parking requirement -- revoking all prior stipulations for the subject properties -- in a C-2 (Community Business) district and in a 65-D Height and Bulk district.

4:05 - 5:00 P.M.

I.B.168 - II.A.046

Project Sponsor: Arthur Schumacher, John Field - architect, Idamey Brewster. Speakers: 1. Lucille Lockhart - Elderly and Handicapped Commission on MUNI Railway (con). 2. Landis Whistler - Stonestown Tenants Assoc. (pro). 3. Walter Johnson - S.F. Labor Council (pro). 4. Diana Oswald - United Commercial Workers, Local 410 (pro). 5. Leonard Lundgren - Lakeside Property Owners Assoc (pro). 6. Fred Newman - Stonestown Merchants Assoc. (pro). 7. Jim Kearney (pro). 8. Walter courting (pro). 9. George Mattis - Merced Manor Property Owners Assoc (pro). 10. Michael Levin. 11. John Elberling - S.F. for Reasonable Growth. 12. John Mendez - Department Store.

APPROVED WITH CONDITIONS, MOTION #10774

VOTE: 6-0

19. 85.79E

(CR)

343 SANSOME STREET, southwest corner of Sacramento and Sansome Streets, Lots 2, 24, 27 and 28 of Assessor's Block 239 - Public hearing on the Draft Environmental Impact Report for the construction of a new 19-story, 255-foot tall tower including about 307,000 gross square feet office space, 11,000 gross square feet retail space, 4,500 gross square feet open space, 100 parking spaces and six service and loading spaces; involving the demolition of two buildings (345 Sansome and 525 Sacramento Streets), removal of north and west walls and the retention of the south and east walls and the structural interior of the 343 Sansome Street building. The project proposes to close Leidesdorff Street to vehicle traffic between Sacramento and California Streets, for use as a pedestrian way.

9:45 - 10:00 P.M.

III.B.099 - 237

Speakers: 1. Georgia Brittan - S.F. for Reasonable Growth.

PUBLIC HEARING CLOSED

VOTE: 6-0

4:30 P.M.20. MISSION BAY STUDY

(AB)

Hearing to receive public testimony on Choices for Mission Bay, a draft report on planning considerations for Mission Bay, published on June 11, 1986. Written comments are invited through August 15, 1986. Copies of Choices for Mission Bay are available for public review at the Department of City Planning at the 5th floor, Zoning Counter and Room 401, 450 McAllister Street, and at all branch public libraries.

8:15 - 9:40 P.M.

II.B.563 - III.B.053

Speakers: 1. Phyllis Deets - S.F. Women Lawyers Alliance. 2. Adren Smith - Potrero Boosters and Merchants Assoc. 3. Raymond Aker - China Basin Maritime Historical Park Committee. 4. Sharon fisher - Committee Opposed to Terminal At Potrero Hill. 5. Georgia Brittan - S.F. for Reasonable Growth. 6. Ruth Gravanis - Mission Bay Clearinghouse. 7. Bob Issacson - Mission Pre-Conservancy. 8. Zack Cowan - Greenbelt Congress. 9. Norm Rolfe - Mission Bau Clearnghouse, Transportation Committee. 10. Judy Baston - Potrero Hill Neighborhood House. 11. Charlene Clark - S.F. Tomorrow. 12. Arthur Feinstein - Golden Gate Audubon Society. 13. Jim Firth - Potrero Hill League of Active Neighbors. 14. Betty Boatwright - Mission Creek Harbors Assoc. 15. Thomas Cook - Bay Area Council. 16. Richard Hood - Peninsula Rail 2000. 17. John Elberling - Tenants and Owners Development Corp. 18. George Miers. 19. Brian Doohan - North Mission Assoc.

PUBLIC HEARING CLOSED.

SPECIAL JOINT MEETING

SAN FRANCISCO
PARKING AUTHORITY COMMISSION
AND
CITY PLANNING COMMISSION
6:30 P.M.

ROLL CALL: City Planning Commissioners Allen, Bierman, Boas, Hemphill, Nakashima, Nothenberg, and Rosenblatt.

Parking Authority Commissioners: Short, Salarno, Ho, Dickinson, and Hester.

1. Public Hearing to receive comments on the 5-year "Neighborhood Parking Plan 1986-1990" report, proposing measures to increase parking supply in neighborhood commercial districts identified for priority action as high-need areas. No action will be taken by either the Parking Authority Commission or the City Planning Commission at this hearing today.

SPECIAL JOINT MEETING cont.

6:40 - 8:10 P.M.

II.A.337 - II.B.553

Speakers: 1. Rose Pak - Chinese Chamber of Commerce. 2. Bill Soule - Clement Street Merchants Assoc. 3. Howard Thompson - Fillmore Street Improvement Assoc., Pacific Heights Merchants Assoc. 4. David May - Planning assoc. of the Richmond. 5. Mervyn Silberberg - S.F. for Neighborhood Enterprise. 6. Michael Hall - Eureka Valley Merchants Assoc. 7. Dr. Ecfriede Fasal - North Beach Neighbors, Telegraph Hill Dwellers. 8. Leslie Thomas - Mid-Divisadero Merchants Assoc. 9. Sam Chun - Mid-Divisadero Merchants Assoc. 10. Walter Shimek - Mid-Divisadero Merchants Assoc. 11. Maurice Lim Miller - Asian Neighborhood Design. 12. Sam Bibins - Mid-Divisadero Merchants Assoc. 13. Enid Lim - Chinatown T.R.I.P. 14. Irene flynn - Sacramento Street Merchants Assoc. 15. Mary Kay Sheridan - Sacramento Street Merchants Assoc. 16. Nate Ratner - Polk St. 17. Lee Hander - Merchants of Upper Market. 18. Hugh Bell - SHARP. 19. Janet Brown - S.F. Chamber of Commerce. 20. Edwin Lee - Chinatown Coalition for Better Housing. 21. Norm Rolfe - S.F. Tomorrow. 2. Zack Cowan. 23. Ruth Gravams - Coalitio of S.F. Neighborhoods. 24. Bruce Marshall. 25. Walter Jebe - Excelsior Businessmen Assoc. 26. Leslie Leonhardt - Union Street Assoc. 27. Kamini Gupta - Marina Merchants Assoc. 28. Sue Danielson - Clement Street Merchants. 29. Dana Walsh - Clement Street Merchants. 30. Pat Nathan - Haight Ashbury Merchants Assoc. 31. Heidi Chipp - Eureka Valley Promotion Assoc. 32. Bruce Lilienthal - Council of District Merchants. 33. Alton Chinn - Chinatown Resource Center. 34. Joanne McEacheen - New North Beach Merchants.

Adjournment

0076c

S U M M A R Y

SPECIAL ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 7, 1986
ROOM 282, CITY HALL

To allow the Members of the City Planning Commission to attend the funeral service of George Agnost, City Attorney for the City and County of San Francisco, the Regular Meeting of the City Planning Commission will begin at 2:30 P.M., instead of 1:00 P.M. as originally scheduled.

Please note that all cases are expected to be heard at least one and a half hours later than their originally scheduled time.

The following item has been added to the Calendar:

- 18.a. 83.98ECR
WINSTON DRIVE, west of 19th Avenue - Review for consistency with the Master Plan for the vacation of air rights over a portion of Winston Drive in association with the proposed renovation of the Stonestown Shopping Center Mall.

PROJECT FOUND CONSISTENT WITH MASTER PLAN

VOTE: 6-0

The Special Joint Meeting of the Parking Authority Commission and the City Planning Commission will commence at 6:30 P.M. as scheduled.

The Regular Meeting of the City Planning Commission will resume at 7:30 P.M., at which time two matters will be heard:

1. Mission Bay Study hearing (Item No. 20 on the original Calendar); and
2. 343 Sansome Street (85.79E - Item No. 19 on the original Calendar).

For information related to these matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-4656.

Lori Yamauchi
Secretary

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#21
8/14/86

S U M M A R Y

DOCUMENTS DEPT.

AUG 22 1986

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 14, 1986
ROOM 282, CITY HALL
1:30 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479).

ROLL CALL: Commissioners Allen, Bierman, Wortman, Hemphill, Nakashima, Wright and Rosenblatt.

ABSENT: BIERMAN, WRIGHT AND ROSENBLATT

1:30 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS & MATTERS

C. ITEMS TO BE CONTINUED

1. 85.519ECV (LJM)
850 BUSH STREET, north side between Taylor and Mason Streets, Lot 8 in Assessor's Block 274 - Request for authorization of Conditional Use for a HOTEL with approximately 30 rooms and EXCEEDING 40 FEET IN HEIGHT (approximately 80 feet) in an RC-4 (Residential-Commercial Combined, High Density) district.
(Proposed for continuance to December 4, 1986)

CONTINUED TO DECEMBER 4, 1986

VOTE: 4-0

2. 83.464E (IC)
50 GUY PLACE, north side near First Street; Appeal of Preliminary Negative Declaration for a 17,500 square foot office building which would contain 15 off-street parking spaces.
(Proposed for continuance to September 4, 1986)

CONTINUED TO SEPTEMBER 4, 1986

VOTE: 4-0

1:30 P.M. cont.

3. 86.170T (LB)
Ordinance amending Sections 309 and 320 of the City Planning Code relating to the limitation on office development. The proposed amendments would exclude from the definition of exempt buildings with less than 50,000 square feet of office space those buildings, or additions, more than 65 feet high and to require a hearing for such buildings.
(Proposed for continuance to August 21, 1986)

CONTINUED TO AUGUST 21, 1986

VOTE: 4-0

D. REGULAR CALENDAR

4. 86.400ETZ (RJ)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, C-M, RC-2, RC-3 and RC-4 districts - Consideration of AMENDMENTS TO INTERIM CONTROLS. The proposed amendments to the interim controls would apply the PLANNED UNIT DEVELOPMENT provisions to Neighborhood Commercial districts with certain restrictions, amend the hotel parking requirement, amend the calculation of Floor Area Ratio, and rescind interim NC-2 controls from a portion of Block 4172 (west side of Third Street between 22nd and 23rd Streets), currently in an RC-2 (Residential-Commercial Mixed) district.

APPROVED, RESOLUTION #10778

VOTE: 4-0

5. 86.399ETZ (RJ)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, C-M, RC-2, RC-3 and RC-4 districts - Consideration of a SIX-MONTH EXTENSION OF INTERIM CONTROLS. The expiration date of the interim zoning controls as adopted and amended by the City Planning Commission is proposed to be extended from September 28, 1986 to March 28, 1987.

1:55 - 2:10 P.M.

I.A.207 - 571

Speakers: 1. Edward Jung. 2. Howard Wexler. 3. Regan Carroll.

APPROVED, RESOLUTION #10779

VOTE: 4-0

6. 86.188L (JM)
619 MARKET STREET, a portion of Lot 62 in Assessor's Block 3707 - Acting on the recommendation of the Landmarks Preservation Advisory Board to RESCIND the designation of the above-referenced building and site as Landmark No. 144.

2:10 - 2:40 P.M.

I.A.573 - 818

Project Sponsor: Pam Duffy, representative. Speakers: 1. Michael Levin.

DISAPPROVED, MOTION #10780

VOTE: 4-0

1:30 P.M. cont.

7. DR80.36 (RP)
420 MISSION STREET (AKA FIVE FREMONT CENTER), north side between First and Mission Streets, and 50 FREMONT STREET, west side between Market and Mission Streets, Lots 6 and 6A in Assessor's Block 3709 - Consideration of Discretionary Review of Building Permit Application No. 8609139, proposing amendments to amended Resolution No. 8877 regarding the placement, timing of construction and other matters relating to a pedestrian way that would connect with a pedestrian bridge if such a bridge is built across Mission Street.

CONTINUED TO SEPTEMBER 11, 1986

VOTE: 4-0

8. DR80.36 (RP)
420 MISSION STREET (AKA FIVE FREMONT CENTER), north side between First and Mission Streets, and 50 FREMONT STREET, west side between Market and Mission Streets, Lots 6 and 6A in Assessor's Block 3709 - Discretionary Review of Building Permit Application No. 8609139, as described above.

CONTINUED TO SEPTEMBER 11, 1986

VOTE: 4-0

9. 86.349C (DH)
1124-26 IRVING STREET, north side between 12th and Funston Avenue, Lot 21 in Assessor's Block 1738 - Request for authorization of Conditional Use to CONVERT ONE DWELLING UNIT in existing two-unit building to office use and construct an additional two dwelling units and an office unit in a C-2 (Community Business) district and an Interim NC-2 (Small-Scale Neighborhood Commercial) district.

2:45 - 3:00 P.M.

I.A.868 - I.B.327

Project Sponsor: Wayne Rieke (rep.), Jeffrey Peck.

APPROVED WITH AMENDED CONDITIONS, MOTION #10781

VOTE: 3-1

VOTING NO: WORTMAN

10. 86.355C (LJM)
2400 FULTON STREET, northwest corner at Willard Street, Lot 7 in Assessor's Block 1168 - Request for authorization of Conditional Use for a COMMUNITY CENTER including a post-secondary educational institution, a child care facility for up to 12 children and parents support center (Child Abuse Prevention Society) in an RM-1 (Mixed Residential, Low Density) district.

WITHDRAWN

1:30 P.M. cont.

11. 86.165EC
1640-46 SCOTT STREET, east side between Post and Sutter Streets,
Lots 24 and 25 in Assessor's Block 681 - Request for authorization
of Conditional Use to permit GROUP HOUSING in an RH-3 (House,
Three-Family) district involving the demolition of two former
residential structures.
(Continued from Regular Meeting of August 7, 1986)

CONTINUED TO SEPTEMBER 3, 1986

VOTE: 4-0

2:45 P.M.

12. 86.267C (DH)
662 VALENCIA STREET, west side between 17th and 18th Streets,
Lot 4 in Assessor's Block 3577 - Request for authorization of
Conditional Use to DEMOLISH A RESIDENTIAL STRUCTURE to create
off-street parking for an adjacent commercial use in a C-M (Heavy
Commercial) district within the interim Valencia Street
Neighborhood Commercial district

APPLICANT WILL WITHDRAW

I.B.334 - 430

13. 85.404E (DH)
NINTH AND BRYANT STREETS, Western half of block bounded by Ninth,
Bryant, Eighth and Brannan Streets, Lot 3 in Assessor's Block 3781
- Appeal of Preliminary Negative Declaration for the construction
of a three-story wholesale showroom center with frontages on
Ninth, Bryant and Brannan Streets, containing about 290,000 gross
square feet of tenant showroom space and about 35,000 gross square
feet of ground floor retail space with 376 roof-top parking spaces
and six off-street freight loading spaces.
(Continued from Regular Meeting of July 31, 1986)

CONTINUED TO AUGUST 21, 1986

VOTE: 4-0

14. 85.404ED (LJM)
NINTH AND BRYANT STREETS, Western half of block bounded by Ninth,
Bryant, Eighth and Brannan Streets, Lot 3 in Assessor's Block 3781
- Consideration of request for Discretionary Review of Building
Permit Application No. 8609241, involving the construction of a
three-story wholesale showroom, containing about 290,000 gross
square feet of tenant showroom space and about 35,000 gross square
feet of ground floor retail space, with 376 roof-top parking
spaces and six off-street loading spaces.

CONTINUED TO AUGUST 21, 1986

VOTE: 4-0

2:45 P.M. cont.

15. 85.404ED (LJM)
NINTH AND BRYANT STREETS, Western half of block bounded by Ninth, Bryant, Eighth and Brannan Streets, Lot 3 in Assessor's Block 3781 - Discretionary Review of Building Permit Application No. 8602941, as described above.

CONTINUED TO AUGUST 21, 1986

VOTE: 4-0

16. 86.354C (LJM)
201 EIGHTH STREET, southeast corner at Howard Street, Lot 38 in Assessor's Block 3730 - Request for authorization of Conditional Use for a HOSTEL-TEMPORARY SHELTER FOR THE HOMELESS (The Episcopal Sanctuary) in a C-3-S (Downtown Commercial Support) district.

3:15 - 4:30 P.M.

I.B.438 - II.A.591

Project Sponsor: Fr. Canon Barcus, Fr. William Nurn, Lucia Bogatay (architect). Speakers: 1. Gayle Justice - Canon Kip Community House (pro). 2. Ed Illumin - Human Rights Commission (pro). 3. Dr. Christine Seeger (pro). 4. Dr. Seth Charney (con). 5. Gerard Schiavo (con). 6. Melvin Crane (con). 7. Tom Willenbecher (con). 8. Gordon Edelheit (con). 9. Thomas Miller - Law Offices of Mark Rennie (con). 10. Tricia James - South of Market Business Assoc. (con). 11. Steve Sowalski - Director of Rehabilitation, Episcopal Sanctuary (pro). 12. Jim Buick - Mayor's Office, Liaison to Homeless Program.

APPROVED WITH AMENDED CONDITIONS, MOTION #10782

VOTE: 4-0

17. 85.198EVD (LBB)
274 BRANNAN STREET - Discretionary Review of Building Permit Application No. 8507168 for the conversion of approximately 37,500 square feet of light-manufacturing, light-industrial and warehouse space to office space, the construction of an approximately 800 square-foot restaurant on the first floor and an increase in the capacity of the first floor garage from 27 spaces to 90 spaces in an M-2 (Heavy Industrial) district.
(Continued from Regular Meeting of July 31, 1986)

CONTINUED TO SEPTEMBER 4, 1986

VOTE: 4-0

4:00 P.M.

18. 86.174EZ (RP)
EAST AND SOUTH SLOPES OF NOB HILL: Areas generally on the south and east slopes of Nob Hill, including portions of Assessor's Blocks 158, 159, 180, 181, 190, 191, 211-213, 223, 224, 242, 243, 250-255, 257, 271, 279-284, 298, 300 and 645; entire Assessor's Blocks 256, 272-278 and 299 - PERMANENT AMENDMENTS TO THE ZONING MAP to reclassify Height and Bulk Districts located therein from 105-A, 160-D, 160-F, 100-F-1, 80-D, 300 E-2, 200 E-2 and 320-E to either a 65A or 80-A height and bulk districts
(Continued from Regular Meeting of August 7, 1986)

CONTINUED TO AUGUST 21, 1986

VOTE: 4-0

Meeting adjourned at 4:35 P.M.

NOTICE IS HEREBY GIVEN THAT THERE WILL BE A PUBLIC HEARING ON THE FOLLOWING ITEM ON AUGUST 21st:

86.170T (LB)
Ordinance amending Sections 309 and 320 of the City Planning Code relating to the limitation on office development. The proposed amendments would exclude from the definition of exempt buildings with less than 50,000 square feet of office space those buildings, or additions, more than 65 feet high and to require a hearing for such buildings.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-4656.

0080c

S U M M A R Y

ADDENDUM

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 14, 1986
ROOM 282, CITY HALL
1:30 P.M.

1:30 P.M.

A. DIRECTOR'S REPORT

83.121ESRM/85.187RS

Consideration of Resolution of Intent to Initiate (i.e. schedule a public hearing on) matters listed below which are related to the following:

EAST INDIA BASIN BUSINESS PARK AND PUBLIC SHORELINE PARK in an area generally bounded by Earl Street, Innes Avenue and San Francisco Bay, Lots Assessor's Block's 4586, 4587, 4596, 4597, 4506, 4507, 4620, 4621, 4630, 4631, and in portions of Assessors Block 4644.

- a. Consideration of a request to review for consistency with the Master Plan a proposal to acquire property in portions of Assessor's Blocks 4697, 4597, 4607, 4621, 4630 for a public shoreline park.
- b. Consideration of a proposal to rezone property in portions of Assessor's Blocks 4596 and 4597 from M-2 (Heavy Industrial) to P (Public), and to rezone property in Assessor's Block 4621 and 4630 from M-1 (Light Industrial) to P (Public).
- c. Consideration of proposal to amend the Recreation and Open Space Element of the Master Plan by deleting the designation "acquire for public recreation and open space" from the subject property as shown on the "Citywide Recreation and Open Space" map and the "Eastern Shoreline Plan" map.
- d. Consideration of a request to review for consistency with the Master Plan a proposal to vacate portions of Galvez and Fairfax Avenues, two undeveloped public street rights-of-way, generally located between Fitch Street and Griffith Street, subject to conditions.
- e. Consideration of a request to review for consistency with the Master Plan a subdivision application (East India Basin Business Park) of Assessor's Blocks 4606, 4607, 4620, 4621, 4630, 4631, and 4644 into 6 lots from 0.6 to 5.2 acres, subject to conditions. Note: This will be a joint hearing with the Department of Public Works.

A public hearing on these matters is proposed for September 4, 1986.

1:48 - 1:53 P.M.

APPROVED, RESOLUTION #10777

I.A.014 - 109

VOTE: 4-0

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S U M M A R Y

DOCUMENTS DEPT.

SEP 2 1986

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 21, 1986
ROOM 282, CITY HALL
1:30 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479).

ROLL CALL: Commissioners Allen, Bierman, Wortman, Hemphill, Nakashima, Wright and Rosenblatt.

12:00 NOON FIELD TRIP - to visit the 144, 150-154 Museum Way, 208-208A States Street site.

COMPLETED

1:30 P.M.

A. DIRECTOR'S REPORT

1. SECOND REVIEW PERIOD - OFFICE DEVELOPMENT LIMITATION PROGRAM. Consideration of staff recommendation regarding scheduling of the second review period of the Office Development Limitation Program imposed by Sections 320 to 323 of the City Planning Code. (AG)
(Continued from Regular Meeting of August 7, 1986)

1:45 - 1:55 P.M.

I.A.011 - 246

APPROVED SUSPENSION OF SECOND REVIEW PERIOD,
RESOLUTION #10783

VOTE: 7-0

B. COMMISSIONERS' QUESTIONS & MATTERS

C. ITEMS TO BE CONTINUED

2. 86.4121 (JF)
SAN FRANCISCO CONSERVATORY OF MUSIC, 1201 ORTEGA STREET, southwest corner at 19th Avenue, Lots 2 through 5 and 34 through 37 in Assessor's Block 2115--Public Hearing on the San Francisco Conservatory of Music's revised INSTITUTIONAL MASTER PLAN.
(Proposed for continuation to September 11, 1986)

CONTINUED TO SEPTEMBER 11, 1986

VOTE: 7-0

1:30 P.M. cont.

AUGUST 28, 1986 CITY PLANNING COMMISSION MEETING CANCELLED, TWO CASES CONTINUED FROM AUGUST 28 AS FOLLOW:

- 1) 86.623D, 2545 VALLEJO STREET - CONTINUED TO SEPTEMBER 4, 1986
- 2) 85.710ED, 498 DUBOCE AVENUE - CONTINUED TO SEPTEMBER 11, 1986

D. CONSENT CALENDAR

3. 86.394C (MB)
1716 - 1718 DIVISADERO STREET, east side between Bush and Sutter Streets, Lot 18 in Assessor's Block 1051 - Request for authorization of Conditional Use to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) district within an interim NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to relocate the Cheese Steak Shop (1858 Divisadero Street) into the proposed site with seating for 42 persons in approximately 1,500 gross square feet of floor area. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval made a part of this application are available for inspection at the Department of City Planning.

APPROVED WITH CONDITIONS, MOTION #10784

VOTE: 7-0

E. REGULAR CALENDAR

4. 85.166L (JM)
TELEGRAPH HILL HISTORIC DISTRICT, 1-122 Alta Street, 1-70 Calhoun Terrace, 24-62 Darrell Place, 220-260 Green Street, 221-285 Greenwich Street, 1252-1360 and 1460-1470 Montgomery Street, 8-34 Napier Lane, 1171-1245 Sansome Street and 200-311 Union Street; being Lots 5A, 7A, 6-14, 17-19, 26A, 26B, 26C, 26E, 26F, 26H, 27-34 and 37-47 in Assessor's Block 85; Lots 6, 10-11, 13-14, 37, 42-44 and 48 in Assessor's Block 105; Lots 1-7, 13-16, 16A, 17A, 17B, 17C, 17D, 17E, 18-26, 31-34, 34A, 34B, 34C, 34D, 34E, 38-39, 41-42 and 46-57 in Assessor's Block 106; Lots 11, 19-26, 34, 39-42 in Assessor's Block 113; and Lot 1 in Assessor's Block 114; acting on the recommendation of the Landmarks Preservation Advisory Board to consider the above-referenced area as an historic district pursuant to Article 10 of the City Planning Code.
(Continued from Regular Meeting of July 31, 1986)

2:05 - 2:10 P.M.

I.A.376 - 501

2:30 - 4:35 P.M.

I.A.742 - II.A.442

Speakers: 1. Vincent Pera (con). 2. Jean Kortum - Landmarks Preservation Advisory Board (pro). 3. Jeanne Milligan - Telegraph Hill Dwellers (pro). 4. Elizabeth Bretherton (pro). 5. Peter Dwares (pro). 6. Jerry Crane (pro). 7. Margaret Wathby (pro). 8. Sally Tooley (pro). 9. Charles Starbuck (pro). 10. James Atwood (pro). 11. Larry Habegger (pro). 12. Greg Jones - Telegraph Hill Dwellers (pro). 13. Gordon Lau - 1171 Sansome Street Architect.

1:30 P.M. cont.

Item #85.166L cont.

15. Jim Kelso (pro). 16. Lela Maduko (con). 17. Joy McLemore (con). 18. Anne Halstead (pro). 19. Trinity Metroni (con). 20. Anne Bloomfield (pro). 21. Lawrence Panettoni (con). 22. Margaret O'Leary (con). 23. Howard Wexler - rep. Robert Katz.

APPROVED WITH AMENDED BOUNDARIES (Note: in addition to Director's recommended exclusions, Lot 40 of Block 113 entirely excluded) AND AMENDED PROVISIONS ON HEIGHT, RESOLUTION #10786 VOTE: 7-0

5. 86.102ED (RP)
365-379 FRANCONIA STREET, east side between Esmeralda and Rutledge Streets, Lots 35, 36, 37 and 38 in Assessor's Block 5556 - Consideration of request for Discretionary Review of Building Permit Applications No. 8510893, 8510894, 8510895 and 8510896 for the construction of four single-family houses located on an unaccepted street.

WITHDRAWN

6. 86.102ED (RP)
365-379 FRANCONIA STREET, east side between Esmeralda and Rutledge Streets, Lots 35, 36, 37 and 38 in Assessor's Block 5556 - Discretionary Review of Building Permit Applications No. 8510893, 8510894, 8510895 and 8510896, as described above.
This proposal is being considered for disapproval.

WITHDRAWN

7. 86.170T (LB)
Ordinance amending Sections 309 and 320 of the City Planning Code relating to the limitation on office development. The proposed amendments would exclude from the definition of exempt buildings with less than 50,000 square feet of office space those buildings, or additions, more than 65 feet high and to require a hearing for such buildings.
(Continued from Regular Meeting of August 14, 1986)

2:15 - 2:30 P.M.

I.A.515 - 739

Speakers: 1. Georgia Brittan - S.F. for Reasonable Growth. 2. Howard Wexler.

DISAPPROVED, RESOLUTION #10785

VOTE: 5-2

VOTING NO: BIERMAN, NAKASHIMA

3:00 P.M.

8. 86.343C (MB)
68 WEST PORTAL AVENUE, north side between Vicente and Ulloa Streets, Lot 7 in Assessor's Block 2931 - Request for authorization of Conditional Use to permit a TAKE-OUT ESTABLISHMENT in a C-2 (Community business) district within the interim West Portal Neighborhood Commercial district. The proposal is to install an Ice Cream Parlor.
(Continued from Regular Meeting of July 24, 1986)

4:35 - 4:40 P.M.

II.A.461 - 539

NO PUBLIC TESTIMONY RECEIVED.

CONTINUED TO OCTOBER 2, 1986

VOTE: 7-0

9. 85.574EC (MB)
1599 LOMBARD STREET, southeast corner at Gough Street, Lot 12, in Assessor's Block 504 - Request for authorization of CONDITIONAL USE to permit a TOURIST HOTEL OVER 5,000 SQUARE FEET AND AUTOMOBILE PARKING in a C-2 (Community Business) district within an interim NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a three-story over garage motor inn. The inn would contain 54 guest rooms, a manager's apartment, and parking for approximately 40-50 cars in approximately 50,000 square feet of floor area.
(Continued from Regular Meeting of August 7, 1986)

4:45 - 5:25 P.M.

II.A.606 - II.B.213

Speakers: 1. Bob McLennan - project sponsor. 2. Michael O'Brien - project architect. 3. Lisa Spangler. 4. Jane Howell - rep. Robert David, Golden Gate Valley Neighborhood Assoc. 5. Phyllis Chu. 6. Edward Jung. 7. Bruce Bauman - rep. project sponsor.
FINAL LANGUAGE FOR MOTION OF DISAPPROVAL TO BE CONSIDERED ON SEPTEMBER 4, 1986.

MOTION TO APPROVED, FAILED

VOTE: 3-3

VOTING NO: BIERMAN, WORTMAN, WRIGHT

ABSENT: NAKASHIMA

NOTE: Later in meeting, Commission passed by a vote of 6-0 motion to calendar a request for rescission of vote for September 4, 1986.

10. 86.416C (MB)
635 VALLEJO STREET, south side between Stockton Street and Columbus Avenue, Lot 16 in Assessor's Block 146 - Request for authorization of Conditional Use to permit a FULL-SERVICE RESTAURANT in a C-2 (Community Business) district within the interim North Beach Neighborhood Commercial District. The proposal is to install a cafe with seating for 40 persons in approximately 1,200 square feet of floor area.

4:40 - 4:42 P.M.

II.A.572 - 591

NO PUBLIC TESTIMONY RECEIVED

APPROVED WITH CONDITIONS, MOTION #10787

VOTE: 7-0

3:00 P.M. cont.

11. 86.415C (MB)
708 - 14TH STREET, north side between Church and Belcher Streets,
Lot 18 in Assessor's Block 3537 - Request for authorization of
Conditional Use to permit a PLACE OF ENTERTAINMENT in a C-2
(Community Business) district within the interim Upper Market
Street Neighborhood Commercial district. The proposal is to
provide live piano music in a restaurant, which contains seating
for 49 persons in approximately 1,200 square feet of floor area.

4:42 - 4:44 P.M.

II.A.591 - 606

NO PUBLIC TESTIMONY RECEIVED

APPROVED WITH CONDITIONS, MOTION #10788

VOTE: 7-0

12. 85.21EXC (SM)
720 MARKET STREET at Geary and Kearny Streets; Lot 4 in Assessor's
Block 312 - Appeal of Preliminary Negative Declaration for the
construction of a 10-story, 130-foot-tall mixed-use office/retail
building with approximately 41,900 gross square feet of office and
8,100 gross square feet of retail and storage space, requiring
authorization of Conditional Use, after demolition of existing
2-story office/retail building.
(Continued from Regular Meeting of July 31, 1986)

5:25 - 5:30 P.M.

II.B.214 - 387

Speakers: 1. Georgia Brittan - S.F. for Reasonable Growth. 2.
Michael Levin.

NEGATIVE DECLARATION APPROVED, MOTION #10789

VOTE: 5-1

VOTING NO: BIERMAN

ABSENT: NAKASHIMA

13. 85.21EXC (JN)
720 MARKET STREET at Geary and Kearny Streets; Lot 4 in Assessor's
Block 312 - Request for authorization of Conditional Use for HEIGHT
OVER 80 FEET of a new 10-story, 130-foot-tall mixed-use
office/retail building with approximately 41,900 gross square feet
of office space and 8,100 gross square feet of retail and storage
space, after demolition of existing 2-story office/retail building;
and determination for compliance with the requirements of Section
309 for open space.

5:30 - 6:15 P.M.

II.B.387 - III.A.015

Project sponsor: Tom Lyons. Project Architect: Kinya Tsruta.

Speakers: 1. Sue Hestor - S.F. for Reasonable Growth. 2. Georgia
Brittan - S.F. for Reasonable Growth. 3. Michael Levin. 4. Peter
Kirsh.

APPROVED WITH AMENDED CONDITIONS, MOTION #10790

VOTE: 5-1

VOTING NO: WORTMAN

ABSENT: NAKASHIMA

3:00 P.M. cont.

14. 86.289C (JN)
185 - 7TH STREET, northeast side between Howard and Natoma Street, Lot 33 in Assessor's Block 3726 and 583 NATOMA STREET, southeast side between 7th and Russ Streets, Lots 36, 37 and 37A in Assessor's Block 3726. Request for authorization of Conditional Use to construct a PARKING LOT for approximately 22 vehicles in a C-3-S (Downtown Support) district.

6:15 - 6:30 P.M.

III.A.016 - 336

Project sponsor: Bruce Bauman (rep)

PASSED MOTION OF INTENT TO APPROVE FOR TWO-YEAR PERIOD. VOTE: 5-1

VOTING NO: WORTMAN

ABSENT: NAKASHIMA

15. 86.60E (CL)
144, 150, 154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro Street; Lots 13, 14, and 15 in Assessor's Block 2620 - Appeal of Preliminary Negative Declaration for the demolition of two residential buildings with a total of five units, and the construction of three two-unit buildings with parking for a total of six vehicles.
(Continued from Regular Meeting of July 31, 1986)

III.A.359 - 398

CONTINUED TO OCTOBER 2, 1986

VOTE: 6-0

ABSENT: NAKASHIMA

16. 86.60ED (DH)
144, 150-154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro Street; Lots 13, 14, and 15 in Assessor's Block 2620 - Consideration of request for DISCRETIONARY REVIEW of Building Permit Applications No. 8514131, 8514133 and 8514134, for the demolition of two residential buildings with a total of five units, and the construction of three two-unit buildings with parking for a total of six vehicles.
(Continued from Regular Meeting of July 31, 1986)

III.A.399 - 406

DR TAKEN

VOTE: 6-0

ABSENT: NAKASHIMA

17. 86.60ED (DH)
144, 150-154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro Street; Lots 13, 14, and 15 in Assessor's Block 2620 - DISCRETIONARY REVIEW of Building Permit Applications No. 8514131, 8514133 and 8514134 as described above.
(Continued from Regular Meeting of July 31, 1986)

6:30 - 7:25 P.M.

III.A.406 - 747

Speakers: 1. Jack Cooley - project sponsor. 2. Jo Wheeler (con).

CONTINUED TO OCTOBER 2, 1986

VOTE: 6-0

ABSENT: NAKASHIMA

4:30 P.M.

18. 85.404E (DH)
NINTH AND BRYANT STREETS, Western half of block bounded by Ninth, Bryant, Eighth and Brannan Streets, Lot 3 in Assessor's Block 3781 - Appeal of Preliminary Negative Declaration for the construction of a three-story wholesale showroom center with frontages on Ninth, Bryant and Brannan Streets, containing about 290,000 gross square feet of tenant showroom space and about 35,000 gross square feet of ground floor retail space with 376 roof-top parking spaces and six off-street freight loading spaces.
(Continued from Regular Meeting of August 14, 1986)
- 7:45 - 7:55 P.M. III.B.057 - 369
Speakers: 1. Sue Hestor - S.F. for Reasonable Growth. 2. Georgia Brittan- S.F. for Reasonable Growth.
NEGATIVE DECLARATION APPROVED, MOTION #10793 VOTE: 6-1
VOTING NO: BIERMAN
19. 85.404ED (LJM)
NINTH AND BRYANT STREETS, Western half of block bounded by Ninth, Bryant, Eighth and Brannan Streets, Lot 3 in Assessor's Block 3781 - Consideration of request for Discretionary Review of Building Permit Application No. 8609241, involving the construction of a three-story wholesale showroom, containing about 290,000 gross square feet of tenant showroom space and about 35,000 gross square feet of ground floor retail space, with 376 roof-top parking spaces and six off-street loading spaces.
(Continued from Regular Meeting of August 14, 1986)
- 7:55 - 7:56 P.M. III.B.369 - 376
DR TAKEN VOTE: 7-0
20. 85.404ED (LJM)
NINTH AND BRYANT STREETS, Western half of block bounded by Ninth, Bryant, Eighth and Brannan Streets, Lot 3 in Assessor's Block 3781 - Discretionary Review of Building Permit Application No. 8602941, as described above.
(Continued from Regular Meeting of August 14, 1986)
- 7:56 - 8:20 P.M. III.B.376 - 654
Project Architect: Glen Bower.
Speaker: Georgia Brittan - S.F. for Reasonable Growth.
APPROVED WITH CONDITIONS, MOTION #10794 VOTE: 6-1
VOTING NO: BIERMAN
21. 86.417C (LJM)
740 EUCLID AVENUE, northeast corner at Palm Avenue, Lot 23 in Assessor's Block 1039 - Request for authorization of Conditional Use for expansion of an existing RESIDENTIAL CARE FACILITY from ten to 12 residents in an RM-1 (Mixed Residential, Low Density) district.

4:30 P.M. cont.

Item #86.417C cont.

CONTINUED TO SEPTEMBER 4, 1986

VOTE: 6-0

ABSENT: NAKASHIMA

22. 86.389C (LJM)
214 HAIGHT STREET, northwest corner at Laguna Street, Lot 25 in Assessor's Block 851 - Request for authorization of Conditional Use for a RESIDENTIAL CARE FACILITY for up to 45 adolescents with substance-abuse problems (Walden House) in an RM-2 (Mixed Residential, Moderate Density) district.

8:20 - 8:45 P.M.

III.B.665 - 830

Speakers: 1. Alfonso Acomparra - project sponsor. 2. Joe Brusadi - Walden House Society (pro). 3. Dennis Connors (con).

APPROVED WITH CONDITIONS, MOTION #10795

VOTE: 7-0

23. 86.339R (VM)
1 VAN NESS AVENUE, west side between Market and Oak Street Street(s), Lot 1 in Assessor's Block 836 - Review for consistency with the Master Plan of a request for an encroachment permit to place tables and chairs in front of the subject property for a restaurant.

CONTINUED TO SEPTEMBER 18, 1986

VOTE: 6-0

ABSENT: NAKASHIMA

24. 85.555D (VM)
600 VAN NESS AVENUE, northeast corner at Golden Gate Avenue, Lot 9 in Assessor's Block 763 - Consideration of Discretionary Review of Building Permit Application No. 8509958 for installation of DRIVE-UP WINDOW in a FAST-FOOD RESTAURANT in a C-2 (Community Business) district.

III.B.842 - 848

DR TAKEN

VOTE: 7-0

25. 85.555D (VM)
600 VAN NESS AVENUE, northeast corner at Golden Gate Avenue, Lot 9 in Assessor's Block 763 - Discretionary Review of Building Permit Application No. 8509958, as described above.

8:45 - 9:05 P.M.

III.B.848 - IV.A.365

Speakers: 1. Scott Lamson - project sponsor. 2. Gary Jones (con)

DISAPPROVED, MOTION #10796

VOTE: 6-1

VOTING NO: ALLEN

26. 86.92ERD (VM)
2675 25TH AVENUE - Review for consistency with the Master Plan of an encroachment permit to create an access driveway over an unimproved portion of 25th Avenue between Wawona Street and Rosemary Court in an OS (Open Space) district.

4:30 P.M. cont.

Item #86.92ERD cont.

CONTINUED TO SEPTEMBER 4, 1986

VOTE: 6-0

ABSENT: NAKASHIMA

27. 86.92ERD (VM)
2675 25TH AVENUE, north of Wawona Street, Lot 57 in Assessor's Block 2471 - Consideration of Discretionary Review of Building Permit Application No. 8512994' to construct a single-family dwelling within an RH-1 (House, One Family) district.

CONTINUED TO SEPTEMBER 4, 1986

VOTE: 6-0

ABSENT: NAKASHIMA

28. 86.92ERD (VM)
2675 25TH AVENUE, north of Wawona Street, Lot 57 in Assessor's Block 2471 - Discretionary Review of Building Permit Application No. 8512994, as described above.

CONTINUED TO SEPTEMBER 4, 1986

VOTE: 6-0

ABSENT: NAKASHIMA

6:30 P.M.

- 29 86.174EZ (RP)
EAST and SOUTH SLOPES OF NOB HILL Two areas generally on the East and South slopes of Nob Hill, including Assessor's Blocks 256, 272, and 299 and portions of Assessor's Blocks 158, 159, 180, 181, 190, 191, 211, 212, 213, 223, 224, 224A, 242, 243, 255, 257, 271, 273, 280, 281, 282, 284, 298, and 300 - Consideration of PERMANENT AMENDMENTS TO THE ZONING MAP by reclassify height and bulk districts located therein from 160-D, 160-F, 105-A, 100-F-1 and 80-D to 65-A and 80-A.

(Continued from Regular Meeting of August 14, 1986)

(see addendum)

30. 86.201TT (AG)
Consideration of Proposed Revisions of Sections 314 & 315 of the City Planning Code, adding Child Care requirements for hotels, making Child Care requirements applicable outside C-3 districts and clarifying procedures for compliance, as referred to the Planning Commission by the Board of Supervisors; and

Consideration of Proposed Child Care Regulations to implement the Child Care Ordinance, as set forth in Section 314 of the City Planning Code. Copies of these Regulations are available from Moira So/Jon Pon in the Mayor's Office of Community Development, 100 Larkin Street, 558-2112.

6:30 P.M. cont.

Item #86.201TT cont.

7:30 - 7:40 P.M.

III.A.797 - III.B.027

Presentation: Moira So, Mayor's Office of Community Development.

NO PUBLIC TESTIMONY RECEIVED

APPROVED RESOLUTIONS #10791 and 10792

VOTE: 6-0

ABSENT: NAKASHIMA

Adjournment

NOTE: For information related to any of the above matters, please call
Lori Yamauchi, Administrative Secretary, City Planning Commission, at
(415) 558-4656.

0087c

S U M M A R Y

ADDENDUM

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 21, 1986
ROOM 282, CITY HALL

6:30 P.M.

NOTE: The following language is the corrected version of Item No. 29.

29. 86.174EZ
EAST and SOUTH SLOPES OF NOB HILL Areas generally on the East and South slopes of Nob Hill, including Assessor's Blocks 158, 159, 180, 181, 190, 191, 211, 212, 213, 223, 224, 224A, 242, 243, 250, 251, 252, 253, 254, 255, 256, 257, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 298, 299, 300 and 645, or portions thereof - Consideration of PERMANENT AMENDMENTS TO THE ZONING MAP by reclassifying height and bulk districts located therein from 320-E, 300-E-2, 200-E-2, 160-D, 160-F, 105-A, 100-F-1 and 80-D to 65-A and 80-A.
(Continued from Regular Meeting of August 14, 1986)

9:05 - 10:35 P.M. IV.A.366 - IV.B.712
Speakers: 1. Vincent Tai. 2. Dorothy Dana - Nob Hill Neighbors (pro). 3. Jeffrey Heller - St. Francis Hospital. 4. Nan Maguire - North Beach Neighbors (pro). 5. Mrs. Jeer (con). 6. Beth Chan (con). 7. Haig Mardikian. 8. George Ivelich. 9. Jack Schenefeld - ARCON, Inc. 10. Robert Yee. 11. Louise Nichols (pro). 12. Linda Chapman - Nob Hill Neighbors (pro). 13. Alberta Leube (pro). 14. Ban Hirsch (pro). 15. Mary Lou Tengis (pro). 16. Kathleen Joice (pro). 17. Andre Lawson (pro). 18. Jerome Field - ARCON (con). 19. Supervisor Bill Maher (pro).
APPROVED WITH AMENDED BOUNDARIES AND AMENDED HEIGHT DISTRICTS FOR PORTIONS OF AREA, RESOLUTION #10797 VOTE: 7-0

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SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 4, 1986
ROOM 282, CITY HALL
1:30 P.M.

MEETING BEGAN AT 1:45 P.M.

ROLL CALL: Commissioners Allen, Bierman, Boas, Hemphill, Nakashima, Nothenberg
and Rosenblatt.

PRESENT: ALL

1:30 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS & MATTERS

C. ITEMS TO BE CONTINUED

1. 83.464E (IC)
50 GUY PLACE, north side near First Street - Appeal of Preliminary
Negative Declaration for a 17,500 square foot office building
which would contain 15 off-street parking spaces.
(Proposed for continuation to September 25, 1986)

CONTINUED TO SEPTEMBER 25, 1986

VOTE: 7-0

2. 86.165EC (JF)
1640-46 SCOTT STREET, east side between Post and Sutter Streets,
Lots 24 and 25 in Assessor's Block 681 - Request for authorization
of Conditional Use to permit GROUP HOUSING in an RH-3 (House,
Three-Family) district involving the demolition of two former
residential structures.
(Proposed for continuation to September 11, 1986)

CONTINUED TO SEPTEMBER 25, 1986

VOTE: 7-0

3. 85.23TETZ (SM)
SOUTH OF MARKET AREA, area generally bounded by Mission Street,
Duboce Avenue/Thirteenth Street, Townsend Street and Fifth Street,
excluding the area of Yerba Buena Center - Consideration of
INTERIM ZONING CONTROLS for an 18-month period. The proposed
interim zoning controls include amendments to the Zoning Map and
text of the City Planning Code which reclassify portions of the
property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S,

1:30 P.M. cont.

Item #85.237ETZ cont.

C-M, M-1 and M-2 to either RM-3, RC-2, RC-4, P, Housing/Service/Light Industrial (HSL), Service/Light Industrial (SLI), or Service/Secondary Office (SSO); establish boundaries for Nighttime Entertainment and South Park special use districts; and reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M and 180-5 to either 40-X, 50-X, 65-B, 80-X, 40-X/80-B, 130-E or OS. The interim zoning controls would also create new categories of uses called live/work units, arts-related activities an nighttime entertainment uses; establish open space, parking, rear yard, freight loading and other standard, with exceptions, for live/work units; exempt live/work units, specified retail uses, child care facilities and cultural facilities from floor area limits in South of Market districts and provide related, additional penalties and enforcement provisions; establish new commercial open space requirements in South of Market districts; allow a greater height limit, subject to conditions, for affordable housing in one South of Market sub-district; establish procedures for administrative review and modification of certain requirements by the zoning administrator; reduce parking requirements for arts-related spaces; require transportation programs for office uses in South of Market districts; modify certain nonconforming use provisions with respect to live/work units and other specified uses in South of Market districts and allow additional temporary uses in South of Market districts.
(Proposed for continuation to a later date)

CONTINUED TO SEPTEMBER 18, 1986

VOTE: 7-0

4. 85.533ZT (BB)
MID-MARKET AREA, area generally bounded by Fifth, Market, Ninth and Mission and Natoma Streets, and including portions of Assessor's Block 3701, 3702, 3703, 3704 and 3725 - Consideration of interim zoning controls and permanent amendments to the Zoning Map and City Planning Code text to reclassify Height and Bulk Districts located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F, 90-X - 150-F, 90-X - 240-F and 120-X; and to amend the text of the City Planning Code by adding Sections 236.11 and 296 to provide for exceptions to the base height limits in the Mid-Market Street area for affordable housing and for height restrictions on buildings shading United Nations Plaza.
(Proposed for continuation to a later date)

CONTINUED TO NOVEMBER 20, 1986

VOTE: 7-0

1:30 P.M. cont.D. CONSIDERATION OF REQUEST FOR RECISSION OF VOTE

5. 85.574EC (LB)
1599 LOMBARD STREET, southeast corner at Gough Street, Lot 12, in Assessor's Block 504 - Consideration of request by the project sponsor to rescind the vote taken at the Regular Meeting of August 21, 1986 DISAPPROVING authorization of Conditional Use to permit a TOURIST HOTEL OVER 5,000 SQUARE FEET AND AUTOMOBILE PARKING in a C-2 (Community Business) district within an interim NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a three-story over garage motor inn. The inn would contain 54 guest rooms, a manager's apartment, and parking for approximately 40-50 cars in approximately 50,000 square feet of floor area.

If the request to rescind the vote is denied, the Commission will consider findings and final language DISAPPROVING the above-referenced application.

If the request to rescind the vote is granted (and the vote is rescinded), the Commission will entertain a motion to reconsider the application for Conditional Use authorization at a meeting at a later date, instructing staff to advertise and provide mailed notice at least 20 days prior to the date of the meeting.

PASSED MOTION TO RESCIND THE VOTE AND RECONSIDER THE APPLICATION
AT A LATER DATE VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 86.289C (JN)
185 - 7TH STREET, northeast side between Howard and Natoma Street, Lot 33 in Assessor's Block 3726 and 583 NATOMA STREET, southeast side between 7th and Russ Streets, Lots 36, 37 and 37A in Assessor's Block 3726 - Consideration of final language APPROVING the authorization of Conditional Use to construct a PARKING LOT for approximately 22 vehicles in a C-3-S (Downtown Support) district.
(Continued from Regular Meeting of August 21, 1986)

APPROVED WITH CONDITIONS, MOTION #10798
VOTING NO: KARASICK
ABSTAIN: NAKASHIMA

VOTE: 5-1

1:30 P.M. cont.

F. REGULAR CALENDAR

7. 86.167C (DH)
1051 DIVISADERO STREET, west side between Turk Street and Golden Gate Avenue, Lot 2 in Assessor's Block 1153 - Request for authorization of Conditional Use to CONVERT A SECOND-FLOOR DWELLING UNIT IN AN EXISTING BUILDING TO OFFICE USE in a C-2 (Community Business) district and an Interim NC-2 (Small-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of August 7, 1986)

APPROVED WITH CONDITIONS, MOTION #10799
VOTING NO: KARASICK

VOTE: 6-1

8. 86.417C (LJM)
740 EUCLID AVENUE, northeast corner at Palm Avenue, Lot 23 in Assessor's Block 1039 - Request for authorization of Conditional Use for expansion of an existing RESIDENTIAL CARE FACILITY from ten to 12 residents in an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of August 21, 1986)

APPROVED WITH CONDITIONS, MOTION #10800

VOTE: 7-0

9. 86.623D (LMC)
2545 VALLEJO STREET, south side between Scott and Pierce Streets, Lot 19 in Assessor's Block 561 - Discretionary Review of Building Permit Application No. 8604099, which proposes construction of a five-story single-family residence in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of August 28, 1986)

APPROVED WITH CONDITIONS, MOTION #10801
VOTING NO: KARASICK

VOTE: 6-1

2:45 P.M.

10. 86.92ERD (VM)
2675 25TH AVENUE, north of Wawona Street, Lot 57 in Assessor's Block 2471 - Review for consistency with Master Plan of an encroachment permit to create an access driveway over an unimproved portion of 25th Avenue between Wawona Street and Rosemary Court in an OS (Open Space) district.
(Continued from Regular Meeting of August 21, 1986)

CONTINUED TO OCTOBER 2, 1986

VOTE: 7-0

2:45 P.M. cont.

11. 86.92ERD (VM)
2675 - 25TH AVENUE, north of Wawona Street, Lot 57 in Assessor's Block 2471 - Consideration of Discretionary Review of Building Permit Application No. 8512994 to construct a single-family dwelling within an RH-1 (House, One Family) district.
(Continued from Regular Meeting of August 21, 1986)

PASSED MOTION TO TAKE D.R.

VOTE: 7-0

12. 86.92ERD (VM)
2675 - 25TH AVENUE, north of Wawona Street, Lot 57 in Assessor's Block 2471 - Discretionary Review of Building Permit Application No. 8512994, as described above.
(Continued from Regular Meeting of August 21, 1986)

CONTINUED TO OCTOBER 2, 1986

VOTE: 7-0

13. 86.227C (VM)
976 SOUTH VAN NESS AVENUE, west side between 20th and 21st Streets, Lot 9 in Assessor's Block 3610 - Request for authorization of Conditional Use to permit THE ENLARGEMENT OF A CHURCH in a RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of August 7, 1986)

APPROVED WITH CONDITIONS, MOTION #10802

VOTE: 7-0

3:45 P.M.

14. 85.198EVD (LBB)
274 BRANNAN STREET, north side between 1st and 2nd Streets, Lot 27 in Assessor's Block 3773 - Discretionary Review of Building Permit Application No. 8507168 for the conversion of approximately 37,500 square feet of light-manufacturing, light-industrial and warehouse space to office space, the construction of an approximately 800 square-foot restaurant on the first floor and an increase in the capacity of the first floor garage from 27 spaces to 90 spaces in an M-2 (Heavy Industrial) district.
(Continued from Regular Meeting of August 14, 1986)

APPROVED WITH CONDITIONS, MOTION #10803
VOTING NO: BIERMAN, KARASICK & NAKASHIMA

VOTE: 4-3

15. Informational presentation of findings of the Showplace Area Planning Study, conducted by the Showplace Square Association, with specific recommendations for land use controls, transportation and urban design. This plan was privately prepared and is submitted to the City Planning Commission and the Department of City Planning for their consideration and inclusion in the Department's Showplace Area planning study.

PRESENTATION COMPLETED. NO ACTION REQUIRED

4:45 P.M.

16. 83.187ERSM (SS)
EAST INDIA BASIN BUSINESS PARK and public shoreline park in an area generally bounded by Earl Street, Innes Avenue and San Francisco Bay, Portions of Lots in Assessor's Blocks 4596, 4597, 4606, 4607, 4620, 4621, 4630, 4631, and 4644:

- a. Consideration of a request to review for consistency with the Master Plan a proposal to acquire property in portions of Assessor's Blocks 4696, 4597, 4606, 4607, 4621 and 4630 for a public shoreline park.

APPROVED WITH CONDITIONS, RESOLUTION #10804

VOTE: 7-0

- b. Consideration of a proposal to rezone property in portions of Assessor's Block 4596 and 4597, from M-2 (Heavy Industrial) to P (Public), and to rezone property in portions of Assessor's Block 4606, 4607, 4621 and 4630 from M-1 (Light Industrial) to P (Public).

APPROVED RESOLUTION #10805

VOTE: 7-0

- c. Consideration of a proposal to amend the Recreation and Open Space Element of the Master Plan by deleting the designation "Acquire for public recreation and open space" from the subject property as shown on the "Citywide Recreation and Open Space" map and the "Eastern Shoreline Plan" map.

APPROVED RESOLUTION #10806

VOTE: 7-0

- d. Consideration of a request to review for consistency with the Master Plan a proposal to vacate portions of Galvez and Fairfax Avenues, two undeveloped public street right-of-way, generally located between Fitch Street and Griffith Street, subject to conditions.

APPROVED WITH CONDITIONS, RESOLUTION #10807

VOTE: 7-0

- e. Consideration of a request to review for consistency with the Master Plan an application to subdivide portions of Assessor's Blocks 4606, 4607, 4620, 4621, 4630, 4631, and 4644 into 6 lots, each of which varies in size from 0.6 acre to 5.2 acres, subject to conditions. Note: This will be a joint hearing with the Department of Public Works.

APPROVED WITH CONDITIONS, RESOLUTION #10808

VOTE: 7-0

PASSED MOTION TO ENDORSE DESIGN GUIDELINES FOR INDIA BASIN SITE DEVELOPMENT.

6:00 P.M.

17. 86.136EZ (JF)
CALIFORNIA STREET, northeast corner at Stockton Street, Lots 13-16 in Assessor's Block 242 - Consideration of RECLASSIFICATION from an RM-4 (Mixed Residential, High Density) district to a C-3-G (Downtown General Commercial) district. These properties were proposed for reclassification from C-3-G to an RM-4 district as a part of the Downtown Plan. That proposed reclassification was approved by the City Planning Commission and forwarded to the Board of Supervisors for their action as part of a larger package. The Board has drafted legislation which would retain the subject properties to their original C-3-G classification and has transmitted this legislation to the Commission for their action.

CONTINUED TO SEPTEMBER 11, 1986

VOTE: 7-0

18. 85.181ESC (CS)
POST AND DIVISADERO STREETS, northwest corner and most of the eastern half of the block bounded by Post, Sutter, Divisadero and Broderick Streets, Lots 5, 24-30, 33 and a portion of 32 in Assessor's Block 1076 - Certification of Final Environmental Impact Report for the construction of a six-story, 65 foot tall, 70,478 gross square foot medical office and facility building including 5,600 gross square feet of retail use and a five-level, above ground, 606-space parking structure with access from Post Street via Erkson Court, involving demolition of a two-story building used for medical offices and an existing 175 space surface parking lot and relocation of the Mount Zion Crisis Clinic to Lot 32 in Assessor's Block 1076.

APPROVED, MOTION #10809

VOTE: 7-0

19. 85.181ESC (JF)
POST AND DIVISADERO STREETS, northwest corner, a through site to Sutter Street, Lots 5, 25 through 30, and 33 and a portion of Lot 32 in Assessor's Block 1076 - Request for authorization of Conditional Use for a six-story, 70,478 gross square foot medical office building and an adjoining 538-space, 146,650 gross square foot parking garage on an approximately 45,091 square foot site, involving the reconstruction of the Mt. Zion Crisis Clinic. Conditional Use authorization is necessary for exceptions for exposed roof parking, exceptions to the bulk limit, development on a site over 10,000 square feet and non-residential uses over 5,000 square feet. The site is within a C-2 (Community Business) district and an interim NC-3 (Moderate-Scale Neighborhood Commercial) district and a 65-A Height and Bulk district.

APPROVED WITH CONDITIONS, MOTION #10810

VOTE: 7-0

6:00 P.M. cont.

20. 83.433E (PM)
KAISER-PERMANENTE SAN FRANCISCO MEDICAL CENTER, south side of Geary Boulevard, between Lyon and Divisadero Streets, Lot 5 in Assessor's Block 1095 and Lots 39 and 48 in Assessor's Block 1098 - Public hearing on Draft Environmental Impact Report for the construction of 6-story, 126,649 gross square foot addition to main hospital building on site of existing surface parking lot; renovation of 50,000 gross square feet of space within existing hospital building; and demolition of EZ Storage building followed by construction of 7-level parking structure, fronting on Geary and O'Farrell, with 553 parking spaces and 13,900 gross square feet of administrative office space.

PUBLIC HEARING CLOSED
ABSENT: HEMPHILL & NAKASHIMA

VOTE: 5-0

Adjournment AT 10:55 P.M.

NOTICE IS HEREBY GIVEN TO THE GENERAL PUBLIC THAT THE CITY PLANNING COMMISSION WILL HOLD A HEARING ON THURSDAY, SEPTEMBER 11, 1986, BEGINNING AT 1:00 P.M. OR LATER (call the Commission Secretary at 558-4656 September 8th or thereafter for a more specific time), IN ROOM 282, CITY HALL ON THE FOLLOWING PROPOSAL:

86.429ET: (Permanent Measure) Amending Sections 205.2(b) and (c) of the City Planning Code to permit AUTO WRECKING as a TEMPORARY USE (for up to one year) in an M-1 (Light Industrial) or an M-2 (Heavy Industrial) district.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-4656.

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S U M M A R Y

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 11, 1986
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

SEP 17 1986

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ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

ACTING SECRETARY: MIKE BERKOWITZ

1:30 P.M.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS & MATTERS
- C. ITEMS TO BE CONTINUED

- 1. 84.372ETMZ (RJ)
MASTER PLAN AMENDMENTS - Consideration of proposed additions, deletions, modifications to existing sections of the San Francisco Master Plan with the purpose of making the existing Master Plan consistent with the objectives and policies of the Neighborhood Commercial Component of the Master Plan. The amendments would include amending Objective 8 (Neighborhood Commercial) of the Commerce and Industry Element, and modifying portions of the Residence Element, as set forth in the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985, with amendments and errata dated April 4, 1985.
(Continued from Regular Meeting of July 24, 1986)
(Proposed for continuation to October 16, 1986)

CONTINUED TO OCTOBER 16, 1986
ABSENT: WRIGHT

VOTE: 6-0

- 2. 84.372ETMZ (RJ)
NEIGHBORHOOD COMMERCIAL DISTRICT PERMANENT ZONING CONTROLS, various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, C-M, RC-2, RC-3 and RC-4 districts; PROPOSED PERMANENT AMENDMENTS TO THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE, regulating development in the Neighborhood Commercial (NC) zoning districts. The proposed permanent amendments are contained in the draft ordinance, the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985. The proposed permanent amendments to the Zoning Map and City Planning Code would establish boundaries and controls for new Neighborhood Commercial (NC) General and

1:30 P.M. cont.

Item #84.372ETMZ cont.

Individual Area Districts. Main provisions of the proposed amendments include: Article 7, a new article of the City Planning Code regulating building standards and uses in neighborhood commercial districts, new Conditional Use review procedures and criteria in such districts, and new compliance regulations.

(Continued from Regular Meeting of July 24, 1986)

(Proposed for continuation to October 16, 1986)

CONTINUED TO OCTOBER 16, 1986

VOTE: 6-0

ABSENT: WRIGHT

3. 86.412I (JF)
SAN FRANCISCO CONSERVATORY OF MUSIC, 1201 ORTEGA STREET, southwest corner at 19th Avenue, Lots 2 through 5 and 34 through 37 in Assessor's Block 2115 - Public Hearing on the San Francisco Conservatory of Music's revised INSTITUTIONAL MASTER PLAN.
(Continued from Regular Meeting of August 21, 1986)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 6-0

ABSENT: WRIGHT

4. 86.207ECV (DH)
2835 - 26TH STREET, south side between York and Hampshire Streets, Lot 3 in Assessor's Block 4334 - Request for authorization of Conditional Use to construct nine dwelling units in an RH-2 (House, Two-Family) district after demolition of a repair facility for gasoline pumps.
(Proposed for continuation to October 9, 1986)

CONTINUED TO OCTOBER 9, 1986

VOTE: 6-0

ABSENT: WRIGHT

D. REGULAR CALENDAR

5. DR80.36 (LB)
420 MISSION STREET (AKA FIVE FREMONT CENTER), north side between First and Mission Streets, and 50 FREMONT STREET, west side between Market and Mission Streets, Lots 4, 5, 6, 6A, 7 and 10 in Assessor's Block 3709 - Consideration of Discretionary Review of Building Permit Application No. 8609139, proposing amendments to amended Resolution No. 8877 regarding the placement, timing of construction and other matters relating to a pedestrian way that would connect with a pedestrian bridge if such a bridge is built across Mission Street.
(Continued from Regular Meeting of August 14, 1986)

CONTINUED TO SEPTEMBER 25, 1986

VOTE: 6-0

ABSENT: WRIGHT

1:30 P.M. cont.

6. DR80.36 (LB)
420 MISSION STREET (AKA FIVE FREMONT CENTER), north side between First and Mission Streets, and 50 FREMONT STREET, west side between Market and Mission Streets, Lots 4, 5, 6, 6A, 7 and 10 in Assessor's Block 3709 - Discretionary Review of Building Permit Application No. 8609139, as described above.
(Continued from Regular Meeting of August 14, 1986)

CONTINUED TO SEPTEMBER 25, 1986

VOTE: 6-0

ABSENT: WRIGHT

7. 86.431E (BS)
Consideration of a proposal by the Board of Supervisors to amend Chapter 31, Section 31.24 of the San Francisco Administrative Code to provide a further appeal to the Board of Supervisors of the City Planning Commission's determination to uphold a preliminary negative declaration on appeal from the staff's determination.

APPROVED MOTION #10812

VOTE: 7-0

8. 85.710E (CL)
498 DUBOCE AVENUE, northeast corner at Steiner Street, Lot 9 in Assessor's Block 875 - Appeal of Preliminary Negative Declaration on the proposed demolition of a former gas station/repair garage and the construction of ten single-family houses with parking for ten vehicles.
(Continued from Regular Meeting of August 28, 1986)

WITHDRAWN

9. 85.710ED (RP)
498 DUBOCE AVENUE, northeast corner at Steiner Street, Lot 9 in Assessor's Block 875 - Consideration of request for Discretionary Review on Building Permit Applications Nos. 8513697, 8513698, 8513699 and 8513700, involving the demolition of a former gas station/repair garage and the construction of ten single-family houses with parking for ten vehicles.
(Continued from Regular Meeting of August 28, 1986)

D.R. TAKEN

VOTE: 7-0

10. 85.710ED (RP)
498 DUBOCE AVENUE, northeast corner at Steiner Street, Lot 9 in Assessor's Block 875 - Discretionary Review of Building Permit Application Nos. 8513697, 8513698, 8513699 and 8513700, as described above.
(Continued from Regular Meeting of August 28, 1986)

APPROVED MOTION #10813

VOTE: 6-1

VOTING NO: BIERMAN

3:00 P.M.

11. 86.41D (LMc)
315 EDGEHILL WAY, Lot 13 in Assessor's Block 2934 - Discretionary review of Building Permit Application No. 8514644 for a dwelling in an RH-1(D) (House - One Family, Detached) district.
(Continued from Regular Meeting of July 24, 1986)

PASSED MOTION OF INTENT TO DISAPPROVE

VOTE: 7-0

12. 86.136EZ (JF)
CALIFORNIA STREET, northeast corner at Stockton Street, Lots 13-16 in Assessor's Block 242 - Consideration of RECLASSIFICATION from an RM-4 (Mixed Residential, High Density) district to a C-3-G (Downtown General Commercial) district. These properties were proposed for reclassification from C-3-G to an RM-4 district as a part of the Downtown Plan. That proposed reclassification was approved by the City Planning Commission and forwarded to the Board of Supervisors for their action as part of a larger package. The Board has drafted legislation which would retain the subject properties to their original C-3-G classification and has transmitted this legislation to the Commission for their action.
(Continued from Regular Meeting of September 4, 1986)

CONTINUED TO OCTOBER 2, 1986

VOTE: 7-0

4:00 P.M.

13. 86.447C (MB)
2323-25 IRVING STREET, south side between 24th and 25th Avenues, Lot 40 in Assessor's Block 1779 - Request for authorization of Conditional Use to permit a COMMERCIAL SPACE OVER 3,500 SQUARE FEET in a C-2 (Community Business) district within an Interim NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to combine two vacant retail spaces and install a Walgreen's Drug Store in approximately 7,000 gross square feet of floor area.

CONTINUED TO SEPTEMBER 18, 1986

VOTE: 7-0

14. 86.699EC (MB)
2495 CALIFORNIA STREET, southeast corner at Steiner Street, Lot 19A in Assessor's Block 654 - Request for authorization of Conditional Use to permit development on a SITE OVER 5,000 SQUARE FEET in a C-2 (Community Business) district within the Interim Upper Fillmore Neighborhood Commercial district. The proposal is to construct a mixed-use building with 16,000 square feet of retail use in the basement and first floor, ten townhouse condominiums on the second and third floors, and parking for 30-40 cars below grade.

CONTINUED TO OCTOBER 9, 1986

VOTE: 7-0

4:00 P.M. cont.

15. 86.699ECV (MB)
2495 CALIFORNIA STREET, southeast corner at Steiner Street, Lot 19A in Assessor's Block 654 in a C-2 (Community Business) district within the interim Upper Fillmore Street Neighborhood Commercial district.

REAR YARD AND OBSTRUCTION OVER STREETS AND ALLEYS VARIANCES SOUGHT - The proposal is to construct a mixed-use building with six levels and a mezzanine at the second floor (parking on two underground levels; approximately 15,400 gross square feet of retail floor area on the first and second stories above street level and ten townhouse condominium units on the third and fourth stories, a building height of 40 feet). The second, third and fourth stories would not provide the Planning Code required rear yard. The Upper Fillmore Neighborhood Commercial district requires at the second story and above and at all residential levels an open and unobstructed rear yard of 25 percent lot depth or 22.5 feet for the subject property. At the second floor, the building would cover 100 percent of the lot. At the third and fourth floors, the project includes the provision of practically a U-shaped rear yard with no rear yard on the east side and 3 feet on the west side with 18 feet on the interior for 68 feet of the building.

The aggregate length of bay windows for the proposed project would be 62.5 feet when the City Planning Code requires that the aggregate length of bay windows projecting onto a street or alley not exceed 2/3 the buildable width of the street side building wall or 45 feet.

CONTINUED TO OCTOBER 9, 1986

VOTE: 7-0

5:00 P.M.

16. 85.309T (GS)
IN THE GENERAL AREA OF SINGLE-FAMILY ZONING DISTRICTS, PERMANENT AMENDMENTS to the text of the City Planning Code by amending Sections 207 and 207.2 to PERMIT SECONDARY UNITS in single-family dwellings for elderly and handicapped persons subject to certain conditions.
(Continued from Regular Meeting of July 10, 1986)

PASSED MOTION OF INTENT TO APPROVE
VOTING NO: HEMPHILL
ABSENT: ROSENBLATT

VOTE: 5-1

17. 86.429ET (LJM)
(Permanent Measure) Amending Section 205.2(b) and (c) of the City Planning Code to permit AUTO WRECKING as a TEMPORARY USE (for up to one year) in an M-1 (Light Industrial) or an M-2 (Heavy Industrial) district.
CONTINUED TO SEPTEMBER 18, 1986
ABSENT: ROSENBLATT

VOTE: 6-0

Adjournment 7:45 P.M.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-4656.

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S U M M A R Y

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 11, 1986
ROOM 282, CITY HALL
1:30 P.M.

1:30 P.M.

A. DIRECTOR'S REPORT

Consideration of Resolution authorizing the Director of Planning to extend the current EDA grant to October 31, 1986.

EXTENSION OF ECONOMIC DEVELOPMENT ADMIN. PLANNING GRANT - APPROVED
MOTION #10811 VOTE: 6-0
ABSENT: WRIGHT

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SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 18, 1986
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright

ABSENT: ROSENBLATT

1:30 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS & MATTERS

C. ITEMS TO BE CONTINUED

1. 86.237L (JM)
850 MASON STREET, Mark Hopkins Hotel, Lot 2 in Assessor's Block 255
- Acting on the recommendation of the Landmarks Preservation Advisory Board to designate the above referenced structure and site as a landmark pursuant to Article 10 of the City Planning Code.

CONTINUED TO SEPTEMBER 25, 1986
ABSENT: ROSENBLATT, BIERMAN & WRIGHT

VOTE: 4-0

2. 86.447C (MB)
2323-25 IRVING STREET, south side between 24th and 25th Avenues, Lot 40 in Assessor's Block 1779 - Request for authorization of Conditional Use to permit a COMMERCIAL SPACE OVER 3,500 SQUARE FEET in a C-2 (Community Business) district within an Interim NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to combine two vacant retail spaces and install a Walgreen's Drug Store in approximately 7,000 gross square feet of floor area.
(Continued from Regular Meeting of September 11, 1986)

CONTINUED TO SEPTEMBER 25, 1986
ABSENT: ROSENBLATT

VOTE: 6-0

2:00 P.M.D. REGULAR CALENDAR

3. 85.309T (GS)
IN THE GENERAL AREA OF SINGLE-FAMILY ZONING DISTRICTS, PERMANENT AMENDMENTS to the text of the City Planning Code by amending Sections 207 and 207.2 to PERMIT SECONDARY UNITS in single-family dwellings for elderly and handicapped persons subject to certain conditions.
(Continued from Regular Meeting of September 11, 1986)

APPROVED MOTION #10814
VOTING NO: KARASICK
ABSENT: ROSENBLATT

VOTE: 5-1

4. 86.339R (VM)
1 VAN NESS AVENUE, west side between Market and Oak Streets, Lot 1 in Assessor's Block 836 - Review for consistency with the Master Plan of a request for an encroachment permit to place tables and chairs in front of the subject property for a restaurant.

APPROVED STAFF RECOMMENDATION MOTION #10815
VOTING NO: KARASICK & ALLEN
ABSENT: ROSENBLATT

VOTE: 4-2

5. 86.236L (JM)
950 MASON STREET, Fairmont Hotel, a portion of Lot 1 in Assessor's Block 244 - Acting on the recommendation of the Landmarks Preservation Advisory board to designate the above referenced structure and site as a landmark pursuant to Article 10 of the City Planning Code.

APPROVED MOTION #10816
ABSENT: ROSENBLATT

VOTE: 6-0

6. 86.365L (JM)
BLACKSTONE COURT HISTORIC DISTRICT - Acting on the recommendations of the Landmarks Preservation Advisory Board to consider 9-11, 30 and 301/2 Blackstone Court and the street right-of-way known as Blackstone Court, being Lots, 3, 3H, and 8 in Assessor's Block 504 as a Historic District pursuant to Article 10 of the City Planning Code.

CONTINUED TO OCTOBER 9, 1986
ABSENT: ROSENBLATT

VOTE: 6-0

7. 86.291C (JM)
1067 GREEN STREET, Lot 22A in Assessor's Block 126, Landmark No. 36, the Feusier Octagon House - Request for authorization of Conditional Use to operate a professional office with up to three employees in a landmark located in an RH-2 (House Two Family) district pursuant to Section 209(9)(e) of the City Planning Code.

2:00 P.M. cont.

Item #86.291C cont.

PASSED MOTION OF INTENT TO APPROVE

VOTE: 4-1-1

VOTING NO: ALLEN

ABSTAIN: HEMPHILL

ABSENT: ROSENBLATT

3:00 P.M.EXECUTIVE SESSION RE: TERMINAL PLAZA - CITY & COUNTY OF SAN FRANCISCO
(CONTINUATION IN BOARD OF SUPERVISORS CHAMBERS)

8. 86.199D (DS)
46 NEWELL STREET, (625 Chestnut Street), Lot 23 in Assessor's Block 65 - Consideration of Discretionary Review of Building Permit Application No. 8602341 for the demolition of a dwelling and the construction of a seven-unit, five-floor structure.

CONTINUED TO SEPTEMBER 25, 1986

VOTE: 6-0

ABSENT: ROSENBLATT

9. 86.199D (DS)
46 NEWELL STREET, (625 Chestnut Street) - Discretionary Review as described above.

CONTINUED TO SEPTEMBER 25, 1986

VOTE: 6-0

ABSENT: ROSENBLATT

10. 86.330D (DS)
924 JUDAH STREET, Lot 20 in Assessor's Block 1769 - Consideration of Discretionary Review of Building Permit Application No. 8605336 for the demolition of a dwelling and the construction of a two-unit four-floor structure.

CONTINUED TO SEPTEMBER 25, 1986

VOTE: 6-0

ABSENT: ROSENBLATT

11. 86.330 (DS)
924 JUDAH STREET - Discretionary Review as described above.

CONTINUED TO SEPTEMBER 25, 1986

VOTE: 6-0

ABSENT: ROSENBLATT

12. 86.206D (DS)
2320 CECILIA AVENUE, Lot 33 in Assessor's Block 2344A - Consideration of Discretionary Review of Building Permit Application No. 8601751 for a second floor addition to an existing dwelling.

CONTINUED TO SEPTEMBER 25, 1986

VOTE: 6-0

ABSENT: ROSENBLATT

3:00 P.M. cont.

13. 86.206D (DS)
2320 CECILIA AVENUE - Discretionary Review as described above.

CONTINUED TO SEPTEMBER 25, 1986
ABSENT: ROSENBLATT

VOTE: 6-0

14. 83.327EIC (AM)
FULTON AND SHRADER STREETS, southwest corner, Lots 29A, 36 and a portion of 37 in Assessor's Block 1191 (at ST. MARY'S HOSPITAL) - Request for authorization of Conditional Use for a Planned Unit Development for the construction of a MEDICAL OFFICE BUILDING containing approximately 65,508 square feet of physician's offices and outpatient specialty care facilities and 375 parking spaces in an RH-3 (House-Three Family) district, resulting in a campus-wide Floor Area Ratio of 2.19:1 exceeding the otherwise permitted Floor Area Ratio of 1.8:1, not including corner and through-lot premiums, and with intrusion onto the otherwise-required rear yard, and with exceptions to the bulk limitations at the fourth floor and with the provision of extra non-accessory parking.

CONTINUED TO OCTOBER 9, 1986
ABSENT: ROSENBLATT & HEMPHILL

VOTE: 5-0

5:00 P.M.

15. 85.237ETZ (SM)
SOUTH OF MARKET AREA, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and Fifth Street, excluding the area of Yerba Buena Center - Consideration of INTERIM ZONING CONTROLS for an 18-month period. The proposed interim zoning controls include amendments to the Zoning Map and text of the City Planning Code which reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1 and M-2 to either RM-3, RC-2, RC-4, P, Housing/Service/light Industrial (HSL), Service/Light Industrial (SLI), or Service/Secondary Office (SSO); establish boundaries for Nighttime Entertainment and South Park special use districts; and reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M and 180-5 to either 40-X, 50-X, 65-B, 80-X, 40-X/80-B, 130-E or OS. The interim zoning controls would also create new categories of uses called live/work units, arts-related activities an nighttime entertainment uses; establish open space, parking, rear yard, freight loading and other standard, with exceptions, for live/work units; exempt live/work units, specified retail uses, child care facilities and cultural facilities from floor area limits in South of Market districts and provide related, additional penalties and enforcement provisions; establish new commercial open space requirements in South of Market districts; allow a greater height limit, subject to conditions, for affordable housing in one South of Market

5:00 P.M. cont.

Item #85.237ETZ cont.

sub-district; establish procedures for administrative review and modification of certain requirements by the zoning administrator; reduce parking requirements for arts-related spaces; require transportation programs for office uses in South of Market districts; modify certain nonconforming use provisions with respect to live/work units and other specified uses in South of Market districts and allow additional temporary uses in South of Market districts.

CONTINUED TO OCTOBER 2, 1986

VOTE: 6-0

ABSENT: ROSENBLATT

6:00 P.M.

16. 86.429ET (LJM)
(Permanent Measure) Amending Section 205.2(b) and (c) of the City Planning Code to permit AUTO WRECKING as a TEMPORARY USE (for up to one year) in an M-1 (Light Industrial) or an M-2 (Heavy Industrial) district.

CONTINUED TO SEPTEMBER 25, 1986

VOTE: 6-0

ABSENT: ROSENBLATT

17. 86.494T (LJM)
Resolution of Intention to Initiate Rezoning -- Southerly Half of Assessor's Block 3783, bounded by Townsend, Seventh, Brannan and Eighth Streets.

Consideration of resolution of intention to initiate rezoning by adding Section 263.10 to and amending Section 270 of the City Planning Code. The proposed amendments would allow additional height of up to 80 feet for occupied space and up to 120 feet for unoccupied architectural features by conditional use authorization within the proposed 65-V height and bulk district, and would establish bulk limits of 190 feet in length and 255 in diagonal for any portion of a structure between 65 and 80 feet in height and of 40 feet in length and 55 feet in diagonal for any portion of a structure between 80 and 120 feet in height within the proposed V bulk district.

APPROVED MOTION #10817

VOTE: 5-1

VOTING NO: KARASICK

ABSENT: ROSENBLATT

7:15 P.M.

18. MISSION BAY SPECIAL STUDIES (I) (AB)
Hearing to receive public testimony on The Mission Bay Special Studies on Canal system, Retail Demand, Noise Buffering, Container Terminal Options, Caltrain Station location, MUNI Metro configura-

7:15 P.M. cont.

Item #18 Mission Bay Study cont.

tions and Transportation Network, published September 1986. Copies of the Special Studies are available for public review at the Department of City Planning At the 5th floor, Zoning Counter and Room 401, 450 McAllister Street, and at the Main Business and Potrero Hill Libraries.

Adjournment 9:55 P.M.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-4656.

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S U M M A R Y

DOCUMENTS DEPT.

OCT 7 1986

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 25, 1986
ROOM 282, CITY HALL
2:15 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

2:15 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS & MATTERS

C. ITEMS TO BE CONTINUED

1. 83.464E (IC)
50 GUY PLACE, north side near First Street - Appeal of Preliminary Negative Declaration for a 17,500 square foot office building which would contain 15 off-street parking spaces.
(Continued from Regular Meeting of September 4, 1986)

CONTINUED TO OCTOBER 23, 1986

VOTE: 7-0

2. 86.165EC (JF)
1640-46 SCOTT STREET, east side between Post and Sutter Streets, Lots 24 and 25 in Assessor's Block 681 - Request for authorization of Conditional Use to permit GROUP HOUSING in an RH-3 (House, Three-Family) district involving the demolition of two former residential structures.
(Continued from Regular Meeting of September 4, 1986)

CONTINUED TO NOVEMBER 6, 1986

VOTE: 7-0

3. 86.440C (MB)
160 CHURCH STREET, west side between Duboce Avenue and 14th Street, Lots 91 and 13 in Assessor's Block 3537 - request for authorization of Conditional Use to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) district within the interim Upper Market Street Neighborhood Commercial District. The proposal is to install a Carl's Jr. Restaurant with seating capacity for up to 89 persons in approximately 3,500 square feet of floor area.

CONTINUED TO OCTOBER 30, 1986

VOTE: 7-0

2:15 P.M. cont.D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 86.41D (LMc)
315 EDGEHILL WAY, Lot 13 in Assessor's Block 2934 - Discretionary Review of Building Permit Application No. 8514644 for a dwelling in an AH-1(D) district.
(Continued from Regular Meeting of September 18, 1986)

DISAPPROVED, RESOLUTION #10818

VOTE: 7-0

E. REGULAR CALENDAR

5. 86.206D (DS)
2320 CECILIA AVENUE, Lot 33 in Assessor's Block 2344A - Consideration of Discretionary Review of Building Permit Application No. 8601751 for a second floor addition to an existing dwelling.
(Continued from Regular Meeting of September 18, 1986)

DISCRETIONARY REVIEW NOT TAKEN

VOTE: 4- 3

VOTING NO: NAKASHIMA, BIERMAN & ALLEN

6. 86.206D (DS)
2320 CECILIA AVENUE - Discretionary Review as described above.

7. 86.330D (DS)
924 JUDAH STREET, Lot 20 in Assessor's Block 1769 - Consideration of Discretionary Review of Building Permit Application No. 8605336 for the demolition of a dwelling and the construction of a two-unit four-floor structure.
(Continued from Regular Meeting of September 18, 1986)

DISCRETIONARY REVIEW NOT TAKEN

VOTE: 5-2

VOTING NO: NAKASHIMA & BIERMAN

8. 86.330D (DS)
924 JUDAH STREET - Discretionary Review as described above.

9. 86.199ED (DS)
46 NEWELL STREET, (625 Chestnut Street), Lot 23 in Assessor's Block 65 - Consideration of Discretionary Review of Building Permit Application No. 8602341 for the demolition of a dwelling and the construction of a seven-unit, five-floor structure.
(Continued from Regular Meeting of September 18, 1986)

DISCRETIONARY REVIEW TAKEN

VOTE: 7-0

10. 86.199ED (DS)
46 NEWELL STREET, (625 Chestnut Street), Discretionary Review as described above.

CONTINUED TO OCTOBER 23, 1986

VOTE: 7-0

3:15 P.M.

11. 86.429ET (LJM)
ALL M-1 and M-2 DISTRICT (Permanent Measure) Amending Sections 205.2(b) and (c) of the City Planning Code to permit AUTO WRECKING as a TEMPORARY USE (for up to one year) in an M-1 (Light Industrial) or an M-2 (Heavy Industrial) district.
(Continued from Regular Meeting of September 18, 1986)

APPROVED, RESOLUTION #10819

VOTE: 7-0

4:00 P.M.

12. 86.447C (MB)
2323-25 IRVING STREET, south side between 24th and 25th Avenues, Lot 40 in Assessor's Block 1779 - Request for Conditional Use Authorization to permit a COMMERCIAL SPACE OVER 3,500 SQUARE FEET in a C-2 (Community Business) district within an Interim NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to combine two vacant retail spaces and install a Walgreen's Drug Store in approximately 7,000 gross square feet of floor area.
(Continued from Regular Meeting of September 18, 1986)

CONTINUED TO OCTOBER 16, 1986
ABSENT: WRIGHT & NAKASHIMA

VOTE: 5-0

4:00 P.M. cont.

13. 86.89EC (MB)
2200 MARKET STREET, corner north side at 15th Street, Lot 1 in Assessor's Block 3560 request for authorization of Conditional Use to permit a COMMERCIAL SPACE OVER 3,000 SQUARE FEET, A RESTAURANT AND A BAR in a C-2 (Community Business) district within an interim Upper Market Street Neighborhood Commercial District.
(Continued from Regular Meeting of July 24, 1986)

APPROVED RESOLUTION #10820

VOTE: 7-0

14. 86.472C (MB)
3641 BALBOA STREET, south side between 37th and 38th Avenues, Lot 22C in Assessor's Block 1607 - Request for authorization of Conditional Use to permit a TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) district within an interim NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to remodel an existing store to provide a take-out establishment for Chinese pre-cooked food and barbeque in approximately 700 square feet of floor area.

WITHDRAWN

4:00 P.M. cont.

15. 86.466P (MB)
1487 48TH AVENUE, west side between Judah and Kirkham Streets, Lot 19 in Assessor's Block 1805 - Request for a COASTAL DEVELOPMENT PERMIT for a three-story over garage, three-unit residential building. The site now contains a two-story dwelling in front and a single-story dwelling at the rear. The location is in an RM-1 (Residential-Mixed: Low Density) district.

DISAPPROVED RESOLUTION #10821

VOTE: 6-0

ABSENT: WRIGHT

4:30 P.M.

16. 85.332ECC (LMc)
JERROLD AVENUE, northeast side between Donahue and Earl Streets, Lot 5 in Assessor's Block 4591A - Request for authorization of a Conditional Use to permit a 63-unit Planned Unit Development on a lot having 148,100 square feet of area in an RM-1 (Mixed Residential, Low Density) district.

APPROVED RESOLUTION #10822

VOTE: 6-0

ABSENT: WRIGHT

17. 86.237L (JM)
850 MASON STREET (Mark Hopkins Hotel), Lot 2 in Assessor's Block 255 - Acting on the recommendation of the Landmarks Preservation Advisory Board to designate the above referenced structure and site as a landmark pursuant to Article 10 of the City planning Code.
(Continued from Regular Meeting of September 18, 1986)

DISAPPROVED RESOLUTION #10823

VOTE: 4-2

VOTING NO: BIERMAN & NAKASHIMA

ABSENT: WRIGHT

5:15 P.M.

18. 86.222C (LB)
BLOCK BOUNDED BY 23RD, RHODE ISLAND, KANSAS, AND 24TH STREETS, ENTIRE ASSESSOR'S BLOCK 4216 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT on a lot having 80,000 square feet of area for a residential complex with exception to the rear yard requirements (Section 134 of the City Planning Code) and to the requirement for Moderation of Front of Building in RM-1 and RM-2 Districts (Section 145 of the City Planning code) in an RM-2 (Residential Mixed, Moderate Density) district in a 40-X Height and Bulk District.

5:15 P.M. cont.

Item 86.222C cont.

The proposed project would construct 132 rental residential units with 20 percent of the units reserved for low or moderate income house holds. The project will contain 160 parking spaces.

APPROVED: FINAL LANGUAGE FOR MOTION OF APPROVAL TO BE CONSIDERED
ON OCTOBER 2, 1986.

VOTE: 6-0

ABSENT: WRIGHT

19. DR80.36 (LB)
420 MISSION STREET (AKA FIVE FREMONT CENTER), north side between
First and Mission Streets, and 50 FREMONT STREET, west side
between Market and Mission Streets, Lots 4, 5, 6, 6A, 7 and 10 in
Assessor's Block 3709 - Discretionary Review of Building Permit
application No. 8609139.
(Continued from Regular Meeting of September 11, 1986)

CONTINUED TO OCTOBER 2, 1986

6:15 P.M.

20. MISSION BAY STUDY (2) (AB)
Hearing to receive public testimony on The Mission Bay Special
Studies on Existing Land Uses/Employment, Economic Base/Employment
Opportunities, Commercial Building Prototypes, Housing/Mix/Finance/
Building/Prototypes, Wetlands/Playfields Soils Conditions, Seismic
Safety, published September 1986.

Adjournment 9:35 P.M.

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OCT 16 1986

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 2, 1986
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

PRESENT: Commissioners Bierman, Karasick, Rosenblatt, Wright.

ABSENT: Commissioners Allen, Hemphill, Nakashima.

12:00 NOON

Field Trip to view the sites of matters pending before the City Planning Commission.

COMPLETED

1:30 P.M.

MEETING CALLED TO ORDER AT 2:00 P.M.

A. DIRECTOR'S REPORT

1. Consideration of Resolution authorizing the Director of Planning to apply for, accept and expend funds from the State of California, Secretary of Environmental Affairs for Coastal County Offshore Energy Assistance Program Block Grant of up to \$400,000 (BS)

2:05 - 2:10 P.M.
APPROVED RESOLUTION #10824

I.A.007 - 102
VOTE: 4-0

2. Consideration of request by Redevelopment Agency to review and approve authorization of a proposed variation to the Western Addition A-1 Redevelopment Plan requirements concerning compact parking spaces.

WITHDRAWN

3. HOUSING INFORMATION SERIES REPORT. Presentation on housing trends for 1985. (RH)

2:10 - 2:35 P.M.
COMPLETED. NO ACTION REQUIRED. PUBLIC COMMENT: JOHN BARDIS.

I.A.122 - 390

1:30 P.M. cont.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. ITEMS TO BE CONTINUED

4. 86.343C (MB)
68 WEST PORTAL AVENUE, north side between Vicente and Ulloa Streets, Lot 7 in Assessor's Block 2931 - Request for authorization of Conditional Use to permit a TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) district within the interim West Portal Avenue Neighborhood Commercial district. The proposal is to install an Ice Cream Parlor.
(Continued from Regular Meeting of August 21, 1986)
(Proposed for continuation to October 30, 1986)

CONTINUED TO OCTOBER 30, 1986

VOTE: 4-0

5. 86.60E (CL)
144, 150, 154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro Street; Lots 13, 14, and 15 in Assessor's Block 2620 - Appeal of Preliminary Negative Declaration for the demolition of two residential buildings with a total of five units, and the construction of three two-unit buildings with parking for a total of six vehicles.
(Continued from Regular Meeting of August 21, 1986)
(Proposed for continuation to October 9, 1986)

CONTINUED TO OCTOBER 9, 1986

VOTE: 4-0

6. 86.60ED (DH)
144, 150, 154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro Street; Lots 13, 14, and 15 in Assessor's Block 2620 - DISCRETIONARY REVIEW of Building Permit Applications Nos. 8514131, 8514133 and 8514134 for the demolition of two residential buildings with a total of five units, and the construction of three two-unit buildings with parking for a total of six vehicles.
(Continued from Regular Meeting of August 21, 1986)
(Proposed for continuation to October 9, 1986)

CONTINUED TO OCTOBER 9, 1986

VOTE: 4-0

7. 86.110EZ (DH)
2627 LOMBARD STREET, south side between Baker and Broderick Street, Lot 36 in Assessor's Block 939 - Consideration of RECLASSIFICATION of property from an RH-2 (House, Two-Family) district to a C-2 (Community Business) district.
(Proposed for indefinite continuation)

CONTINUED TO OCTOBER 9, 1986

VOTE: 4-0

1:30 P.M. cont.

D. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

8. 86.291C (JM)
1067 GREEN STREET, Lot 22A in Assessor's Block 126, Landmark NO. 36, the Feusier Octagon House - Consideration of final language APPROVING the authorization of Conditional Use to operate a professional office with up to three employees in a landmark located in an RH-2 (House Two Family) district pursuant to Section 209(9)(e) of the City Planning Code.
(Continued from Regular Meeting and Public Hearing closed on September 18, 1986)

CONTINUED TO OCTOBER 9, 1986

VOTE: 4-0

9. 86.222C (LB)
BLOCK BOUNDED BY 23RD, RHODE ISLAND, KANSAS, AND 24TH STREETS, ENTIRE ASSESSOR'S BLOCK 4216 - Consideration of final language APPROVING the authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT on a lot having 80,000 square feet of area for a residential complex with exception to the rear yard requirements (Section 134 of the City Planning Code) and to the requirement for Moderation of Front of Building in RM-1 and Rm-2 Districts (Section 145 of the City Planning Code) in an RM-2 (Residential Mixed, Moderate Density) district in a 40-X Height and Bulk District.

The proposed project would construct 132 rental residential units with 20 percent of the units reserved for low or moderate income house holds. The project will contain 160 parking spaces.
(Continued from Regular Meeting and Public Hearing closed on September 25, 1986)

APPROVED WITH CONDITIONS, MOTION #10825

VOTE: 4-0

E. REGULAR CALENDAR

10. DR80.36 (LB)
420 MISSION STREET (AKA FIVE FREMONT CENTER), north side between First and Mission Streets, and 50 FREMONT STREET, west side between Market and Mission Streets, Lots 4, 5, 6, 6A, 7 and 10 in Assessor's Block 3709 - Discretionary Review of Building Permit Application No. 8609139.
(Continued from Regular Meeting of September 25, 1986)

CONTINUED TO OCTOBER 16, 1986

VOTE: 4-0

1:30 P.M. cont.

11. 86.136EZ (RP/JF)
CALIFORNIA STREET, northeast corner at Stockton Street, Lots 13-16 in Assessor's Block 242 - Consideration of reclassification from an RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) district to a C-3-G (DOWNTOWN GENERAL COMMERCIAL) district. These properties were proposed for reclassification from C-3-G to an RM-4 (MIXED RESIDENTIAL HIGH DENSITY) district as a part of the Downtown Plan. That proposed reclassification was approved by the City Planning Commission and forwarded to the Board of Supervisors for their action as part of a larger package. The Board has drafted legislation which would retain the subject properties to their original C-3-G classification and has transmitted this legislation to the Commission for their action.
(Continued from Regular Meeting of September 11, 1986)

CONTINUED INDEFINITELY

VOTE: 4-0

2:30 P.M.

12. 86.92ERD (VM)
2675 25TH AVENUE, north of Wawona Street, Lot 57 in Assessor's Block 2471 - Review for consistency with Master Plan of an encroachment permit to create an access driveway over an unimproved portion of 25th Avenue between Wawona Street and Rosemary Court in an OS (Open Space) district.
(Continued from Regular Meeting of September 4, 1986)

(see item #13 below)

13. 86.92ERD (VM)
2675 25TH AVENUE, north of Wawona Street, Lot 57 in Assessor's Block 2471 - Discretionary Review of Building Permit Application No. 8512994, as described above.
(Continued from Regular Meeting of September 4, 1986)

2:40 - 3:55 P.M.

I.A.528 - I.B.633

Speakers: 1. Jack Buick (con), 2. Lloyd Crenna and 3. Wayne Rieke - representing project sponsor, 4. Thomas McCormick - project sponsor, 5. Bob Gefken - structural engineer for project sponsor, 6. Don Hillebrandt - soil engineer for project sponsor, 7. Joan Buick (con), 8. Michael Stephens (con).

PASSED MOTION OF INTENT TO DISAPPROVE

VOTE: 4-0

FINAL LANGUAGE TO BE CONSIDERED ON OCTOBER 9, 1986

14. 86.226ECV (GS)
2255 MARIPOSA STREET, southeast corner at Utah Street, Lot 28 in Assessor's Block 4012 - Consideration of authorization of Conditional Use to permit eight dwelling units in an RH-2 (House, Two Family) district on a lot with 12,500 square feet of area. The existing school structure would be converted to seven dwelling units and one existing dwelling unit would be retained.

2:30 P.M. cont.

Item #86.226ECV cont.

4:05 - 4:30 P.M.

I.B.650 - II.A.032

Project sponsor; Jacques Terzian. Speakers: 1. Steve Donovan (pro), 2. Marian Lucchesi (con), 3. Richard Volland (con), 4. Carlton Shapell (con), 5. Dorothy Zaharo (con).

APPROVED WITH CONDITIONS, MOTION #10826

VOTE: 4-0

15. 86.372C

(DH)

1639 IRVING STREET, south side between 17th and 18th Avenues, Lot 10 in Assessor's Block 1772 - Consideration of authorization of Conditional Use to legalize the conversion of three stories of residential use to commercial use and installation of a laundry/wash business on the ground floor in a C-2 (Community business) district and an Interim NC-2 (Small-Scale Neighborhood Commercial) district.

4:30 - 4:45 P.M.

II.A.034 - 329

Project sponsor rep: Gordon Lau. speaker: Dan Powers (con).

APPROVED WITH AMENDED CONDITIONS, MOTION #10827

VOTE: 4-0

3:15 P.M.

16. MISSION BAY SPECIAL STUDIES (III)

(AB)

Hearing to receive public testimony on The Mission Bay Special Studies on Infrastructure Costs, Soil Conditions and Sewage Overflow Options, published in September, 1986. Copies of the Special Studies are available for public review at the Department of City Planning at the 5th floor, Zoning Counter and Room 401, 450 McAllister Street, and at the Main, Business and Potrero Hill Libraries.

4:45 - 5:10 P.M.

II.A.330 - 666

Consultants presentations: 1. Bill Barton - Infrastructure costs, Sewage Overflow Options, 2. Teresa Rea - Soils Conditions. Speaker: Georgia Brittan - San Franciscans for Reasonable Growth. NO ACTION REQUIRED.

17. 85.237ETZ

(SM)

SOUTH OF MARKET AREA, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and Fifth Street, excluding the area of Yerba Buena Center - Consideration of INTERIM ZONING CONTROLS for an 18-month period. The proposed interim zoning controls include amendments to the Zoning Map and text of the City Planning Code which reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1 and M-2 to either RM-3, RC-2, RC-4, P, Housing/Service/light Industrial (HSL), Service/Light Industrial (SLI), or Service/Secondary Office (SSO); establish boundaries for Nighttime Entertainment and South Park special use districts; and reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G,

3:15 P.M. cont.

Item #85.237ETZ cont.

130-L, 150-S, 160-F, 160-M and 180-5 to either 40-X, 50-X, 65-B, 80-X, 40-X/80-B, 130-E or OS. The interim zoning controls would also create new categories of uses called live/work units, arts-related activities and nighttime entertainment uses; establish open space, parking, rear yard, freight loading and other standard, with exceptions, for live/work units; exempt live/work units, specified retail uses, child care facilities and cultural facilities from floor area limits in South of Market districts and provide related, additional penalties and enforcement provisions; establish new commercial open space requirements in South of Market districts; allow a greater height limit, subject to conditions, for affordable housing in one South of Market sub-district; establish procedures for administrative review and modification of certain requirements by the zoning administrator; reduce parking requirements for arts-related spaces; require transportation programs for office uses in South of Market districts; modify certain nonconforming use provisions with respect to live/work units and other specified uses in South of Market districts and allow additional temporary uses in South of Market districts.
(Continued from Regular Meeting of September 18, 1986)

5:20 - 6:20 P.M.

II.A.695 - II.B.583

Speakers: 1. Brian Doohan - North of Market Planning Coalition, 2. Laszlo Puskas (con), 3. Leslie Yee - San Francisco Tomorrow (con), 4. Isabel Ugat - South of Market Planning Alliance, 5. Ralph Neal - State of California, Department of Transportation (con), 6. Walter Caplan (pro), 7. Sue Hestor - San Franciscan for Reasonable Growth (con), Ewrica Zabala - Fil-Am South of Market Neigh. Assoc.

APPROVED, RESOLUTION #10828

VOTE: 4-0

Adjournment at 6:20 P.M.

NOTICE IS HEREBY GIVEN THAT THERE WILL BE A PUBLIC HEARING ON THE FOLLOWING ITEMS ON OCTOBER 16, 1986:

86.458T

(JN)

Ordinance amending Section 351 of the Planning Code relating to fee exemptions for non-profit organizations engaged in the development of affordable residential structures. (Board of Supervisors file 115-86-27)

86.511ET

(JN)

Ordinance amending Section 175.1 of the Planning Code to continue in effect, as to a specified category of planned unit developments, certain prior Planning Code provisions. (Board of Supervisors File 115-86-31).

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S U M M A R Y

DOCUMENTS DEPT.

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 9, 1986
ROOM 282, CITY HALL
1:30 P.M.

OCT 16 1986

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479).

ROLL CALL: Commissioners Allen, Bierman, Boas, Hemphill, Nakashima, Nothenberg and Rosenblatt.

PRESENT: Commissioners Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

ABSENT: Commissioner Allen.

1:30 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS & MATTERS

C. ITEMS TO BE CONTINUED

1. 86.494T (LJM)
Consideration of proposed amendments to the text of the City Planning Code to add a new Section 263.11. SPECIAL EXCEPTIONS: SHOWPLACE SQUARE, in which a 65-V Height and Bulk District would apply and to amend Section 270 by adding a new Bulk category "V". Section 263.11 would permit heights of up to 65 feet with no bulk limit as a principal use, of up to 80 feet for occupied floor area by Conditional Use authorization, and of up to 120 feet for architectural features containing no occupied floor area with an overall average height not to exceed 50 feet per development project. Bulk category "V" would establish limits of 190 feet in length and 255 feet in diagonal dimension for any portion of a structure between 65 and 80 feet in height and of 40 feet in length and 55 feet in diagonal for any portion of a structure between 80 and 120 feet in height.
(Proposed for continuation to October 23, 1986)

CONTINUED TO OCTOBER 23, 1986

VOTE: 6-0

1:30 P.M. cont

2. 84.613EZC (LJM)
669 EIGHTH STREET and 650 TOWNSEND STREET, northwest side of Townsend Street between Seventh and Eighth Streets, Lots 5, 6, 7 and 8 in Assessor's Block 3783 - Request for RECLASSIFICATION of property from a 40-X to a 65-V Height and Bulk district, in an M-2 (Heavy Industrial) district.
(Proposed for continuation to October 23, 1986)

CONTINUED TO OCTOBER 23, 1986

VOTE: 6-0

3. 84.613EZC (LJM)
669 EIGHTH STREET and 650 TOWNSEND STREET, Lot 6 in Assessor's Block 3783 - Request for authorization of Conditional Use for a HOTEL with OCCUPIED FLOOR AREA UP TO 80 FEET IN HEIGHT AND UNOCCUPIED ARCHITECTURAL FEATURES UP TO 120 FEET IN HEIGHT in an M-2 (Heavy Industrial) district and a 40-X Height and Bulk District proposed for reclassification to 65-V Height and Bulk District.
(Proposed for continuation to October 23, 1986)

CONTINUED TO OCTOBER 23, 1986

VOTE: 6-0

4. 86.451C (MB)
1497-99 CHURCH STREET, northeast corner at 27th Street, Lot 24 in Assessor's Block 6578 request for authorization of Conditional Use to permit a FAST FOOD and TAKE-OUT ESTABLISHMENT in an RC-1 (Residential, Commercial Combined: Low-Density) district within an interim NC-1 (Neighborhood Commercial Cluster) district. The proposal is to install a pastry shop with seating for up to 24 persons in approximately 1,000 square feet of floor area. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval made a part of this Application are available for inspection at the Department of City Planning.
(Proposed for continuance to October 30, 1986)

CONTINUED TO OCTOBER 30, 1986

VOTE: 6-0

5. 86.699EC (MB)
2495 CALIFORNIA STREET, southeast corner at Steiner Street, Lot 19A in Assessor's Block 654 - Request for authorization of Conditional Use to permit a SITE OVER 5,000 SQUARE FEET in a C-2 (Community Business) district within the Interim Upper Fillmore Neighborhood Commercial District. The proposal is to construct a mixed-use building with 16,000 square feet of retail use in the basement and first floor, ten townhouse condominiums on the second and third floors, and parking for 30-40 cars below grade.
(Continued from Regular Meeting of September 11, 1986)
(Proposed for continuation to October 30, 1986)

CONTINUED TO OCTOBER 30, 1986

VOTE: 6-0

1:30 P.M. cont.

6. 86.699ECV (MB)
2495 CALIFORNIA STREET, southeast corner at Steiner Street, Lot 19A in Assessor's Block 654 in a C-2 (Community Business) district within the interim Upper Fillmore Street Neighborhood Commercial District.

REAR YARD AND OBSTRUCTION OVER STREETS AND ALLEYS VARIANCES SOUGHT: The proposal is to construct a mixed-use building with six levels and a mezzanine at the second floor (parking on two underground levels; approximately 15,400 gross square feet of retail floor area on the first and second stories above street level and ten townhouse condominium units on the third and fourth stories, a building height of 40 feet). The second, third and fourth stories would not provide the Planning Code required rear yard. The Upper Fillmore Neighborhood Commercial District at the second story and above and at all residential levels requires to maintain open and unobstructed a rear yard of 25 percent lot depth or 22.5 feet for the subject property. At the second floor the building would cover 100 percent of the lot. At the third and fourth floors the project includes the provision of practically a U-shaped rear yard with no rear yard on the east side and 3 feet on the west side with 18 feet on the interior for 68 feet of the building.

The aggregate length of bay windows for the proposed project would be 62.5 feet when the City Planning Code requires that the aggregate length of bay windows projecting onto a street or alley not exceed 2/3 the buildable width of the street side building wall or 45 feet.

(Continued from Regular Meeting of September 11, 1986)
(Proposed for continuation to October 30, 1986)

CONTINUED TO OCTOBER 30, 1986

VOTE: 6-0

7. 86.207ECV (DH)
2835 - 26TH STREET, south side between York and Hampshire Streets, Lot 3 in Assessor's Block 4334 - Request for authorization of Conditional Use to construct nine dwelling units in an RH-2 (House, Two-Family) district after demolition of a repair facility for gasoline pumps.

(Continued from Regular Meeting of September 11, 1986)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 6-0

1:30 P.M. cont.

D. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

8. 86.291C (JM)
1067 GREEN STREET, Lot 22A in Assessor's Block 126, Landmark No. 36, the Feusier Octagon House - Consideration of final language APPROVING the authorization of Conditional Use to operate a professional office with up to three employees in a landmark located in an RH-2 (House Two Family) district pursuant to Section 209(9)(e) of the City Planning Code.
(Public Hearing closed on September 18, 1986)
(Continued from Regular Meeting of October 2, 1986)

APPROVED WITH AMENDED CONDITIONS, MOTION #10829
ABSTAIN: HEMPHILL, ROSENBLATT

I.A.131 - 252
VOTE: 4-0

9. 86.92ERD (VM)
2675 25TH AVENUE, north of Wawona Street, Lot 57 in Assessor's Block 2471 - Consideration of final language finding inconsistency with Master Plan of an encroachment permit to create an access driveway over an unimproved portion of 25th Avenue between Wawona Street and Rosemary Court in an OS (Open Space) district.
(Public Hearing closed and continued from Regular Meeting of October 2, 1986)

CONTINUED TO OCTOBER 16, 1986

VOTE: 6-0

10. 86.92ERD (VM)
2675 25TH AVENUE, north of Wawona Street, Lot 57 in Assessor's Block 2471 - Consideration of final language DISAPPROVING Building Permit Application No. 8512994, to construct a single-family dwelling within an RH-1 (House, One Family) district.
(Public Hearing closed and continued from Regular Meeting of October 2, 1986)

CONTINUED TO OCTOBER 16, 1986

VOTE: 6-0

E. REGULAR CALENDAR

11. 83.327EIC (PR)
FULTON AND SHRADER STREETS, southwest corner, Lots 29A, 36 and a portion of 37 in Assessor's Block 1191 (at St. Mary's Hospital) - Consideration of Certification of Final Environmental Impact Report for St. Mary's Office Building involving the construction on currently vacant land of a building containing medical offices and other medical facilities operated by and affiliated with St. Mary's Hospital and Medical Center.
(Continued from Regular Meeting of September 18, 1986)

See item #12 below

1:30 P.M. cont.

12. 83.327EIC (AM)
FULTON AND SHRADER STREETS, southwest corner, Lots 29A, 36 and a portion of 37 in Assessor's Block 1191 (at St. Mary's Hospital) - Request for authorization of Conditional Use for a Planned Unit Development for the construction of a MEDICAL OFFICE BUILDING containing approximately 65,508 square feet of physician's offices and outpatient specialty care facilities and 375 parking spaces in an RH-3 (House-Three Family) district, resulting in a campus-wide Floor Area Ratio of 2.19:1 exceeding the otherwise permitted Floor Area Ratio of 1.8:1, not including corner and through-lot premiums, and with intrusion onto the otherwise-required rear yard, and with exceptions to the bulk limitations at the forth floor and with the provision of extra non-accessory parking.
(Continued from Regular Meeting of September 18, 1986)

2:15 - 4:25 P.M.

I.A.259 - I.B.883

Project sponsor representatives: 1. Duane Garrett, 2. Craig Cannizzo, 3. Alex Bonutti, 4. Cathy Garzio. SPEAKERS: 1. Dale Carlson - Stanyan Fulton Neighborhood Assoc. (con). 2. Lorraine Rorke (gave slide presentation)(con). 3. Lani Bader (con). 4. Bob Lee - Francisco Heights Civic Assoc. (con). 5. Calvin Welch - Haight-Ashbury Neighborhood Council (con). 6. Alice Barkley (con)
CONTINUED TO OCTOBER 30, 1986 VOTE: 4-0
ABSTAIN: HEMPHILL
ABSENT: WRIGHT

3:45 P.M.

13. 86.365L (JM)
BLACKSTONE COURT HISTORIC DISTRICT - Acting on the recommendations of the Landmarks Preservation Advisory Board to consider 9-11, 30 and 301/2 Blackstone Court and the street right-of-way known as Blackstone Court, being Lots 3, 3H and 8 in Assessor's Block 504 as a Historic District pursuant to Article 10 of the City Planning Code.
(Continued from Regular Meeting of September 18, 1986)

4:35 - 4:55 P.M.

II.A.018 - 446

Speakers: 1. Anne Bloomfield (pro). 2. Jean Kortum - Landmarks Preservation Advisory Board (pro).
CONTINUED TO NOVEMBER 13, 1986 VOTE: 5-0
ABSENT: WRIGHT

14. 86.60E (CL)
144, 150, 154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro street; Lots 13, 14, and 15 in Assessor's Block 2620 - Appeal of Preliminary Negative Declaration for the demolition of two residential buildings with a total of five units, and the construction of three two-unit buildings with parking for a total of six vehicles.
(Continued from Regular Meeting of October 2, 1986)

3:45 P.M. cont.

Item #86.60E cont.

CONTINUED TO OCTOBER 23, 1986

VOTE: 5-0

ABSENT: WRIGHT

15. 36.60ED (DH)
144, 150, 154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro street; Lots 13, 14, and 15 in Assessor's Block 2620 - DISCRETIONARY REVIEW of Building Permit Applications Nos. 8514131, 8514133 and 8514134 for the demolition of two residential buildings with a total of five units, and the construction of three two-unit buildings with parking for a total of six vehicles.
(Continued from Regular Meeting of October 2, 1986)

CONTINUED TO OCTOBER 23, 1986

VOTE: 5-0

ABSENT: WRIGHT

16. 86.441C (LJM)
360 EIGHTEENTH AVENUE, east side between Geary Boulevard and Clement Street, Lot 25 in Assessor's Block 1449 - Request for authorization of Conditional Use for an ADDITION TO A COMMUNITY CENTER (YMCA) in an RH-2 (House, Two-Family) district.

CONTINUED TO OCTOBER 30, 1986

VOTE: 5-0

ABSENT: WRIGHT

17. 86.650VC (LJM)
302 JULES AVENUE, northeast corner at Demontfort Avenue, Lot 11 in Assessor's Block 6934 - Request for authorization of Conditional Use for an ADDITION TO A CHURCH in an RH-1 (House, One-Family) district.

CONTINUED TO OCTOBER 30, 1986

VOTE: 5-0

ABSENT: WRIGHT

18. 85.388REZ (VM)
INDUSTRIAL AND PALOU AVENUES, southeast corner, Lot 3 in Assessor's Block 5317 - Request for RECLASSIFICATION of a vacant City lot from a P (Public) district to an M-1 (Light Industrial) district.

4:55 - 5:05 P.M.

II.A.448 - 502

CONTINUED TO OCTOBER 16, 1986

VOTE: 5-0

ABSENT: WRIGHT

19. 86.80ESC (JF)
GILMAN AVENUE, north side between (unimproved) Earl and Donahue Streets, Lot 1 in Assessor's Block 4934 - Request for authorization of Conditional Use to permit a RECREATIONAL VEHICLE PARK for approximately 150 vehicles in an M-1 (Light Industrial) district.

3:45 P.M. cont.

Item #86.80ESC cont.

CONTINUED TO OCTOBER 30, 1986

VOTE: 5-0

ABSENT: WRIGHT

20. 85.223X (LBB)
200 CALIFORNIA STREET, northwest corner of California Street and Front Street, Lot 6 in Assessor's Block 237 - Request for approval of Building Permit Application No. 8607120 and request for EXCEPTIONS AND DETERMINATIONS OF COMPLIANCE PURSUANT TO SECTION 309 OF THE CITY PLANNING CODE, to construct a six story office building, of approximately 27,084 square feet in the C-3-0 (Downtown Commercial) district, a 75-X Height and Bulk District, and the California/Front Conservation District.

5:05 - 5:15 P.M.

II.A.503 - 659

Project sponsor: Piero Patri

APPROVED WITH CONDITIONS, MOTION #10830

VOTE: 5-0

ABSENT: WRIGHT

5:00 P.M.

21. MISSION BAY SPECIAL STUDIES (4) (AB)
Hearing to receive public testimony on The Mission Bay Special Studies on the transportation Network, Housing Mix/Finance/Building Prototypes, Economic Feasibility, Jobs/Housing Relationship, and Community Services and Cultural Facilities, published on September 1986. Copies of the Special Studies are available for public review at the Department of City Planning at the 5th floor, Zoning Counter and Room 401, 450 McAllister Street, and at the Main Business and Potrero Hill Libraries.

5:15 - 7:15 P.M.

II.A.660 - III.A.425

Consultants presentations by: 1. Robert Mitman - Jobs/Housing Relationship. 2. Janet Roche - Housing Mix/Finance. 3. Daniel Solomon - Housing Prototypes. 4. Chet McGuire - Economic Feasibility. 5. Gene Coleman (for Carl Anthony) - Community Services/Cultural Facilities. 6. Dan Smith - Transportation Networks. SPEAKERS: 1. John Elberling - TODCO. 2. Lee Van Winkle - Potrero Hill Boosters and Merchants Assoc. 3. Georgia Brittan - San Franciscans for Reasonable Growth. 4. Judy Bastin - Potrero Hill Neighborhood House, Mission Bay Clearing House. 5. Judy Jameson - Mission Bay Pool Committee. 6. Aida Anderson - Potrero Hill resident. 7. Ruth Allen - Potrero Hill resident. 8. John Bardis.

PUBLIC TESTIMONY RECEIVED, NO ACTION REQUIRED.

Adjournment at 7:15 P.M.

0103c

S U M M A R Y

ADDENDUM

CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 9, 1986
ROOM 282, CITY HALL

3:45 P.M.

E. REGULAR CALENDAR

- 18a. 85.388REZ
INDUSTRIAL AND PALOU AVENUES, southeast corner, Lot 3 in
Assessor's Block 5317 - Review for consistency with Master Plan of
the sale of surplus City property located in a P (Public) district.

4:55 - 5:05 P.M.

CONTINUED TO OCTOBER 16, 1986

ABSENT: WRIGHT

VOTE: 5-0

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10/10/85

S U M M A R Y

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 10, 1985
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS UNIT

DEC 15 1985

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima,
Rosenblatt and Wright.

1:30 P.M.

A. DIRECTOR'S REPORT

1. Consideration of a Resolution authorizing the Director of Planning to enter into a contract for \$75,000 with the Center for Environmental Change to conduct a seismic safety study.

APPROVED, RESOLUTION #10444

VOTE: 7-0

2. FOLSOM STREET

Consideration of Resolution of Intent to reclassify property bounded by Folsom, Spear, Harrison and Beale Streets, excluding the property occupied by 100 Harrison Street, from RC-4 to P.

APPROVED, RESOLUTION #10445

VOTE: 7-0

B. COMMISSIONERS' QUESTIONS AND MATTERS

1:45 P.M.

C. REGULAR CALENDAR

1. NOB HILL, an area consisting generally of Jones Street between Washington and California Streets, Sacramento Street between Jones and Powell Streets, and California Street between Jones and Mason Streets - Reclassification of an existing 160-foot Height Limit District to a 65-foot Height Limit District along Jones Street and an 85-foot Height Limit District for the remainder of the area as depicted in the "Nob Hill Height Study" available to the public at the Department of City Planning, 450 McAllister Street, 5th Floor. Currently, this entire area is subject to an interim reduction of the height limit to 65 feet.
(Proposed for continuation to October 31, 1985)

CONTINUED TO OCTOBER 31, 1985

VOTE: 7-0

1:45 P.M. (Cont)C. REGULAR CALENDAR (Cont)

2. 85.229C

1190 VAN DYKE AVENUE, blocks bounded by Hawes Street, Underwood Avenue, Griffith Street and Wallace Avenue, Lots 22-23 and 25-26 in Assessor's Block 4813 - Request for authorization of Conditional Use to permit an AUTOMOBILE WRECKING FACILITY in a M-1 (Light Industrial) district.

(Continued from the Regular Meeting of October 3, 1985)

APPLICATION INCOMPLETE! NO ACTION POSSIBLE!

3. 85.317T

AMENDING THE SAN FRANCISCO ADMINISTRATIVE CODE by amending Section 41.5 thereof to provide that hotels owned, leased or operated by non-profit organizations, which contained no permanent residents on September 23, 1979, may file with the Superintendent of the Bureau of Building Inspection to be exempted from status as a residential hotel.

APPROVED, RESOLUTION #10446

VOTE: 7-0

4. 85.276ECV

1700 HAIGHT STREET, northwest corner at Cole Street, Lot 7 in Assessor's Block 1229 - Request for authorization of Conditional Use for MIXED USE COMMERCIAL/RESIDENTIAL BUILDING with 20 apartments; 9,000 square feet of commercial space and 38 parking spaces. This application was heard at the Regular Meeting of October 3, 1985. This October 10, 1985 meeting is to consider findings and appropriate conditions for approval of the proposed Conditional Use.

APPROVED, MOTION #10447

VOTE: 7-0

5. 85.365C

3841 - 24TH STREET, south side between Vicksbury and Church Streets, Lot 35A in Assessor's Block 6509 - Request for authorization of Conditional Use to CONVERT A DWELLING TO COMMERCIAL USE in a C-2 (Community Business) district and in the 24th Street-Noe Valley Neighborhood Commercial district.

(Continued from the Regular Meeting of October 3, 1985)

CONTINUED TO OCTOBER 17, 1985

VOTE: 7-0

6. 83.447EA

150 GREEN STREET, northeast corner at Sansome Street, Lot 8 in Assessor's Block 112 - Certification of Environmental Impact Report for the construction of a 6-story, 66,260 square-foot commercial office building within the Northeast Waterfront Historic District, following DEMOLITION OF A BUILDING CONSIDERED COMPATIBLE with the character of said Historic District.

(Continued from the Regular Meeting of October 3, 1985)

APPROVED, MOTION #10448

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

1:45 P.M. (Cont)C. REGULAR CALENDAR (Cont)

7. 83.447EA

150 GREEN STREET, northeast corner at Sansome Street, Lot 8 in Assessor's Block 112 - Consideration of an application for a CERTIFICATE OF APPROPRIATENESS for new construction of a 6-story, 66,260 square-foot commercial office building within the Northeast Waterfront Historic District, following DEMOLITION OF A BUILDING CONSIDERED COMPATIBLE with the character of said Historic District; acting on the recommendation of the Landmarks Preservation Advisory Board, to suspend the demolition permit and approve an alternative project which would rehabilitate the existing Sperry Flour Co. (Continued from the Regular Meeting of October 3, 1985)

APPROVED, MOTION #10449

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

2:00 P.M.

8. 81.197RSEMZC

BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", a portion of Assessor's Block 4991 - Certification of the subsequent Environmental Impact Report on Executive Park Development Plan Amendment, a project to revise a previously approved development plan in order to build a mixed-use development containing approximately 1.15 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 45,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and approximately 4,070 parking spaces requiring reclassification of Height and Bulk limits from 40-X and 230-G, 60-X, 80-X, 100-G, 140-H, 165-I, and 200-I, revision of the South Bayshore Element of the Master Plan and Conditional Use approval for a PLANNED UNIT DEVELOPMENT.

(Continued from the Regular Meeting of September 19, 1985)

(Proposed for continuation to October 17, 1985)

CONTINUED TO OCTOBER 17, 1985

VOTE: 7-0

9. 81.197RSEMZC

BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", a portion of Assessor's Block 4991 - Consideration of an amendment to the South Bayshore Element of the Master Plan of the City and County of San Francisco by adding the "EXECUTIVE PARK SUBAREA PLAN" for office, hotel, retail and residential development with parking in the area between Bayview Hill, the Candlestick Cove Shoreline, Candlestick Stadium and the James Lick Freeway.

(Continued from the Regular Meeting of September 19, 1985)

(Proposed for continuation to October 17, 1985)

CONTINUED TO OCTOBER 17, 1985

VOTE: 7-0

2:00 P.M. (Cont)

C. REGULAR CALENDAR (Cont)

10. 81.197RSEMZC
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", Lots 75, 85, 86 and 87 in Assessor's Block 4991 - AMENDMENTS TO MASTER PLAN LAND USE MAP, RESIDENCE ELEMENT DENSITY MAP, AND URBAN DESIGN ELEMENT HEIGHT AND BULK MAPS in conjunction with AMENDMENTS TO THE SOUTH BAYSHORE AREA PLAN, INCLUDING THE SUBAREA PLAN FOR SAN FRANCISCO EXECUTIVE PARK.
(Continued from the Regular Meeting of September 26, 1985)
(Proposed for continuation to October 17, 1985)

CONTINUED TO OCTOBER 17, 1985

VOTE: 7-0

11. 81.197RSEMZC
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", Lots 75, 85, 86 and 87 in Assessor's Block 4991 - Request to RECLASSIFY properties from 40-X and 230-G Height and Bulk District to a 60-X, 80-X, 100-G, 140-H, 165-I, and 200-I HEIGHT AND BULK DISTRICT. Maps showing the eight subareas requested for reclassification are available for review at the Department of City Planning.
(Continued from the Regular Meeting of September 19, 1985)
(Proposed for continuation to October 17, 1985)

CONTINUED TO OCTOBER 17, 1985

VOTE: 7-0

12. 81.197RSEMZC
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", Lots 75, 85, 86 and 87 in Assessor's Block 4991 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT TO ALLOW FOR MODIFICATION OF CODE REQUIREMENTS FOR LOCATION OF RESIDENTIAL REAR YARDS, AND FOR MODIFICATION OF CODE REQUIREMENTS FOR PARKING TO BASE THE AMOUNT OF PARKING REQUIRED FOR OFFICE USES ON THE RESULTS OF A TRANSPORTATION MANAGEMENT PROGRAM DESIGNED TO REDUCE AUTO USAGE, in conjunction with development of a mixed-use development including approximately 1.15 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 45,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,070 parking spaces in a C-2 (COMMUNITY BUSINESS) DISTRICT and a 40-X and 230-G HEIGHT AND BULK DISTRICT proposed for reclassification to a 60-X, 80-X, 100-G, 140-H, 165-I, and 200-I HEIGHT AND BULK DISTRICT. The Development Plan for the project is available for review at the Department of City Planning.

As provided in Section 313 of the City Planning Code, the Office Affordable Housing Production Program (OAHPP), and based on a proposed 1,150,000 square feet of office floor area, the project is subject to the OAHPP requirement to construct 443.9 housing units, 62% of which must be affordable to low- or moderate-income household, or to pay an in-lieu fee of \$6,141,000.

2:00 P.M. (Cont)

C. REGULAR CALENDAR (Cont)

12. 81.197RSEMZC (Cont)

As provided in Section 411 of the City Planning Code, Child Care Requirements for Office Development, and based on a proposed 1,150,000 square feet of office floor area, the project is subject to the requirement to provide an on-site child care facility of 11,500 square feet in floor area, or to pay an in-lieu fee of \$1,150,000.

(Continued from the Regular Meeting of September 19, 1985)

(Proposed for continuation to October 17, 1985)

CONTINUED TO OCTOBER 17, 1985

VOTE: 7-0

13. 85.413E

Appeal of the Preliminary Negative Declaration for proposed interim controls prohibiting the conversion or demolition of residential units in the area bounded by Broadway on the north, Bush Street on the south, Kearny Street on the east, and Mason Street on the west.

WITHDRAWN! NO ACTION REQUIRED!

14. 85.453E

Appeal of the Preliminary Negative Declaration for proposed interim controls prohibiting the conversion or demolition of residential units in the area bounded by Greenwich on the north, Bush Street on the south, Sansome Street on the east, and Mason Street on the west.

CONTINUED TO OCTOBER 17, 1985

VOTE: 7-0

Adjourned: 6:15 P.M.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and Reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At (415) 558-4656.

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DOCUMENTS DEPT.

OCT 30 1986

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 23, 1986
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479).

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

PRESENT: ALL

1:30 P.M.

MEETING WAS CALLED TO ORDER AT 1:40 P.M.

A. DIRECTOR'S REPORT

I.A.016 - 125

Status Report on negotiations between St. Mary's Hospital and neighborhood representatives was given. St. Mary's Institutional Master Plan Update (dated October 20, 1986) was submitted to the Commission. Public hearing on the proposed medical office building is scheduled for the Commission's October 30th meeting.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. ITEMS TO BE CONTINUED

1. 83.464E (IC)
50 GUY PLACE, north side near First Street - Appeal of Preliminary Negative Declaration for a 17,500 square foot office building which would contain 15 off-street parking spaces.
(Continued from Regular Meeting of September 25, 1986)
(Proposed for continuation to October 30, 1986)

CONTINUED TO NOVEMBER 13, 1986

VOTE: 7-0

2. 86.464EC (LBB)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Request for authorization of Conditional Use to permit SITE COVERAGE OF OVER 80 PERCENT ON A SLOPING SITE in an M-1 (Light Industrial) district, in the Rincon Hill Special Use District, Commercial Industrial

1:30 P.M. cont.

Item #86.464EC cont.

subdistrict and in an 84-R Height and Bulk District. The proposal is to construct a six-story, 68-foot high office building of approximately 14,325 square feet.

(Proposed for continuation to October 30, 1986)

CONTINUED TO NOVEMBER 13, 1986

VOTE: 7-0

3. 86.231ES

(CL)

THIRD STREET AND LECONTE AVENUE, Lots 8-14 in Assessor's Block 4995 - Appeal of Preliminary Negative Declaration for a proposal to subdivide seven lots into nine lots and to construct nine single family dwellings with parking for a total of eighteen vehicles. (Proposed for continuation to November 20, 1986)

CONTINUED TO NOVEMBER 20, 1986

VOTE: 7-0

4. 86.497C

(LJM)

3625-31 LAWTON STREET, south side between 42nd and 43rd Streets, Lot 48 in Assessor's Block 1901 - Request for authorization of Conditional Use for an ADDITION TO A CHURCH/COMMUNITY CENTER (Sunset Chinese Baptist Church/Counseling Center) in a C-1 (Neighborhood Shopping) district within an NC-1 (Neighborhood Commercial Cluster) district. (Proposed for continuation to October 30, 1986)

CONTINUED TO OCTOBER 30, 1986

VOTE: 7-0

D. REGULAR CALENDAR

5. 86.60E

(CL)

144, 150, 154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro Street; Lots 13, 14, and 15 in Assessor's Block 2620 - Appeal of Preliminary Negative Declaration for the demolition of two residential buildings with a total of five units, and the construction of three two-unit buildings with parking for a total of six vehicles.

(Continued from Regular Meeting of October 9, 1986)

1:50 - 2:50 P.M.

I.A.176 - I.B.080

CONTINUED TO OCTOBER 30, 1986

VOTE: 7-0

SPEAKERS: 1. Margaret Garvin - Community Advisory Committee, Josephine Randall Junior Museum, 2. Jack Kavanaugh - project co-sponsor, 3. Julius Vegvary - project co-sponsor, 4. Douglas Holmes, 5. Jo Wheeler, 6. Arnie Scher - Buena Vista Neighborhood Assoc., 7. Greg Gaar - Haight Ashbury Neighborhood Council, 8 Bill Benning - Mount Olympus Neighborhood Assoc., 9. Deborah Learner - Department of Parks and Recreation.

1:30 P.M. cont.

6. 86.60ED (DH)
144, 150, 154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro Street; Lots 13, 14, and 15 in Assessor's Block 2620 - DISCRETIONARY REVIEW of Building Permit Applications Nos. 8514131, 8514133 and 8514134 for the demolition of two residential buildings with a total of five units, and the construction of three two-unit buildings with parking for a total of six vehicles.
(Continued from Regular Meeting of October 9, 1986)

1:50 - 2:50 P.M.

I.A.176 - I.B.080

CONTINUED TO OCTOBER 30, 1986

VOTE: 7-0

(with intent of continuing matter to November 20, 1986, pending submission of letter from project sponsors stating their willingness to resubmit their plans)

SPEAKERS: 1. Margaret Garvin - Community Advisory Committee, Josephine Randall Junior Museum, 2. Jack Kavanaugh - project co-sponsor, 3. Julius Vegvary - project co-sponsor, 4. Douglas Holmes, 5. Jo Wheeler, 6. Arnie Scher - Buena Vista Neighborhood Assoc., 7. Greg Gaar - Haight Ashbury Neighborhood Council, 8 Bill Benning - Mount Olympus Neighborhood Assoc., 9. Deborah Learner - Department of Parks and Recreation.

7. 86.199ED (DS)
46 NEWELL STREET, (625 Chestnut Street), Lot 23 in Assessor's Block 65 - Discretionary Review of Building Permit Application No. 8602341 for the demolition of a dwelling and the construction of a seven-unit, five floor structure.
(Continued from Regular Meeting of September 25, 1986)

1:48 - 1:50 P.M.

I.A.145 - 174

NO PUBLIC TESTIMONY, DISCRETIONARY REVIEW WITHDRAWN

VOTE: 7-0

3:00 P.M.

8. 84.613E (CB)
8TH AND TOWNSEND STREETS, most of southern half of blocks bounded by Eighth, Townsend, Seventh and Brannan Streets, Lots 5, 6, 8, and a portion of Lot 7 in Assessor's Block 3783: Showplace Market Center/Contract Center II - Consideration of Certification of Final Environmental Impact Report for the construction of a 274-suite hotel with retail and about 31 parking spaces; a 214,500 gross square foot trademart facility with mart, auditorium and retail space, with about 197 parking spaces; and a 217,300 gross square foot trademart facility with mart and retail space, with about 178 parking spaces involving demolition of an existing restaurant, Taxicab Company administrative and vehicle maintenance facilities and a storage shed. A height reclassification and Conditional Use authorization would be required.

3:00 P.M. cont.

Item #84.613E cont.

3:10 - 3:12 P.M.

I.B.092 - 132

APPROVED GR CERTIFICATION, MOTION #10835

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

9. 86.494T

(LJM)

Consideration of proposed amendments to the text of the City Planning Code to add a new Section 263.11. SPECIAL EXCEPTIONS: SHOWPLACE SQUARE, in which a 65-V Height and Bulk District would apply and to amend Section 270 by adding a new Bulk category "V". Section 263.1 would permit heights of up to 65 feet with no bulk limit as a principal use, of up to 80 feet for occupied floor area by conditional use authorization, and of up to 120 feet for architectural features containing no occupied floor area with an overall average height not to exceed 50 feet per development project. Bulk category "V" would establish limits of 190 feet in length and 255 feet in diagonal dimension for any portion of a structure between 65 and 80 feet in height and of 40 feet in length and 55 feet in diagonal for any portion of a structure between 80 and 120 feet in height.

(Continued from Regular Meeting of October 9, 1986)

3:12 - 5:20 P.M.

I.B.140 - II.B.190

TEXT AMENDMENTS WITHDRAWN, RESOLUTION #10836

VOTE: 6-1

VOTING NO: COMMISSIONER KARASICK

Leon Sugarman, architect; John Hill, architect.

SPEAKERS: 1. Bert Tonkin - Western Exhibitors (pro), 2. Les Silverman (pro), 3. James Gray - Yellow Cab Cooperative (pro), 4. Richard Weiner - Yellow Cab Cooperative (pro), 5. Mark Barrish (pro), 6. Arden Smith - Potrero Boosters and Merchants Assoc. (pro), 7. Jim Eller (pro), 8. Aida Anderson (pro), 9. Ruty Allen (pro), 10. Michael Smith - Universal Building Systems (pro), 11. Marian Lucchesi (pro), 12. Angus McDonald (pro), 13. Jim Kjorvestad - South of Market Cultural Center, 14. Isabel Ugat - South of Market Cultural Center (con), 15. Brian Doohan - North Mission Assoc. (con), 16. Babette Drefke (con), 17. Georgia Brittan - San Franciscans for Reasonable Growth (con), 18. Greg Larroca (pro).

10. 84.613EZC

(LJM)

669 EIGHTH STREET and 650 TOWNSEND STREET, northwest side of Townsend Street between Seventh and Eighth Street, Lots 5, 6, 7, and 8 in Assessor's Block 3783 - Request for RECLASSIFICATION of property from a 40-X to 65-X and 100-X Height and Bulk Districts, in an M-2 (Heavy Industrial) district.

APPROVED, RESOLUTION #10837

I.B.140-II.B.190

VOTING NO: COMMISSIONER KARASICK

VOTE: 6-1

3:00 P.M. cont.

Item #84.613EZC cont.

Leon Sugarman, architect; John Hill, architect.

SPEAKERS: 1. Bert Tonkin - Western Exhibitors (pro), 2. Les Silverman (pro), 3. James Gray - Yellow Cab Cooperative (pro), 4. Richard Weiner - Yellow Cab Cooperative (pro), 5. Mark Barrish (pro), 6. Arden Smith - Potrero Boosters and Merchants Assoc. (pro), 7. Jim Eller (pro), 8. Aida Anderson (pro), 9. Ruty Allen (pro), 10. Michael Smith - Universal Building Systems (pro), 11. Marian Lucchesi (pro), 12. Angus McDonald (pro), 13. Jim Kjorvestad - South of Market Cultural Center, 14. Isabel Ugat - South of Market Cultural Center (con), 15. Brian Doohan - North Mission Assoc. (con), 16. Babette Drefke (con), 17. Georgia Brittan - San Franciscans for Reasonable Growth (con), 18. Greg Larroca (pro).

11. 84.613EZC (LJM)
669 EIGHTH STREET and 650 TOWNSEND STREET, Lots 6, in Assessor's Block 3783 - Request for authorization of Conditional Use for a HOTEL in an M-2 (Heavy Industrial) district and a 40-X Height and Bulk District proposed for reclassification to a 65-X and a 100-X Height and Bulk District.

3:12 - 5:20 P.M.

I.B.140 - II.B.190

APPROVED WITH CONDITIONS, MOTION #10838

VOTE: 6-1

VOTING NO: COMMISSIONER KARASICK

Project Sponsor: Mathew Witte, Bay West Development Co.

Leon Sugarman, architect; John Hill, architect.

SPEAKERS: 1. Bert Tonkin - Western Exhibitors (pro), 2. Les Silverman (pro), 3. James Gray - Yellow Cab Cooperative (pro), 4. Richard Weiner - Yellow Cab Cooperative (pro), 5. Mark Barrish (pro), 6. Arden Smith - Potrero Boosters and Merchants Assoc. (pro), 7. Jim Eller (pro), 8. Aida Anderson (pro), 9. Ruty Allen (pro), 10. Michael Smith - Universal Building Systems (pro), 11. Marian Lucchesi (pro), 12. Angus McDonald (pro), 13. Jim Kjorvestad - South of Market Cultural Center, 14. Isabel Ugat - South of Market Cultural Center (con), 15. Brian Doohan - North Mission Assoc. (con), 16. Babette Drefke (con), 17. Georgia Brittan - San Franciscans for Reasonable Growth (con), 18. Greg Larroca (pro).

12. 86.370R (LJM)
TOWNSEND STREET, northwest side between Seventh and Eighth Street, and EIGHTH STREET, northeast side between Townsend and Brannan Streets - Review for conformity with the Master Plan of a proposed change in the official sidewalk width from 10 feet to 25 feet.

3:12 - 5:20 P.M.

I.B.140 - II.B.190

APPROVED

VOTE: 7-0

Leon Sugarman, architect; John Hill, architect.

SPEAKERS: 1. Bert Tonkin - Western Exhibitors (pro), 2. Les Silverman (pro), 3. James Gray - Yellow Cab Cooperative (pro), 4. Richard Weiner - Yellow Cab Cooperative (pro), 5. Mark Barrish

3:00 P.M. cont.

Item #86.370R cont.

(pro), 6. Arden Smith - Potrero Boosters and Merchants Assoc. (pro), 7. Jim Eller (pro), 8. Aida Anderson (pro), 9. Ruty Allen (pro), 10. Michael Smith - Universal Building Systems (pro), 11. Marian Lucchesi (pro), 12. Angus McDonald (pro), 13. Jim Kjørvestad - South of Market Cultural Center, 14. Isabel Ugat - South of Market Cultural Center (con), 15. Brian Doohan - North Mission Assoc. (con), 16. Babette Drefke (con), 17. Georgia Brittan - San Franciscans for Reasonable Growth (con), 18. Greg Larroca (pro).

4:00 P.M.

13. 85.336ERZCS (LMc)
ERVINE STREET, east side between Wilde and Campbell Avenues, Lots 42-45 in Assessor's Block 6190 - Review for conformity with the Master Plan of a proposed land exchange for the realignment of the public right-of-way in an RH-1 (House, One-Family) district.

5:30 - 6:40

II.B315 - III.A.297

CONTINUED TO DECEMBER 4, 1986

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

SPEAKERS: 1. Jewell Ruffin (con), 2. Ernie Oliver (con), 3. Enoch Olivas (con), 4. Phyllis Strain (con), 5. Doris Oliver (con), 6. John Baldwin (con), 7. Paula Sand (con), 8. Mr. Ameen (con), 9. Paulette Sims (con).

14. 85.336ERZCS (LMc)
A portion of the ERVINE STREET right-of-way between Wilde and Campbell Avenues - Request for RECLASSIFICATION of property from a P (Public Use) district to an RH-1 (House, One-Family) district.

5:30 - 6:40

II.B315 - III.A.297

CONTINUED TO DECEMBER 4, 1986

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

SPEAKERS: 1. Jewell Ruffin (con), 2. Ernie Oliver (con), 3. Enoch Olivas (con), 4. Phyllis Strain (con), 5. Doris Oliver (con), 6. John Baldwin (con), 7. Paula Sand (con), 8. Mr. Ameen (con), 9. Paulette Sims (con).

15. 85.336ERZCS (LMc)
ERVINE STREET, east side between Wilde and Campbell Avenues, Lots 42-45 in Assessor's Block 6190 - Request for authorization of conditional Use to construct a PLANNED UNIT DEVELOPMENT with 22 dwelling units on lots having an aggregate area of 35,000 square feet and involving modifications of the otherwise-applicable City Planning Code provisions for density, open space and lot width.
(Continued from Regular Meeting of October 16, 1986)

5:30 - 6:40

II.B315 - III.A.297

CONTINUED TO DECEMBER 4, 1986

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

4:00 P.M. cont.

Item #85.336ERZCS cont.

Project Sponsor representatives: Pamela Duffy, Bobbie Sue Hood, architect.

SPEAKERS: 1. Jewell Ruffin (con), 2. Ernie Oliver (con), 3. Enoch Olivas (con), 4. Phyllis Strain (con), 5. Doris Oliver (con), 6. John Baldwin (con), 7. Paula Sand (con), 8. Mr. Ameen (con), 9. Paulette Sims (con).

16. 85.336ERZCS (LMc)
ERVINE STREET, east side between Wilde and Campbell Avenues, Lots 42-45 in Assessor's Block 6190 and a portion of the Ervine Street right-of-way -- Review for conformity with the Master Plan of a resubdivision of property to create 22 single-family lots.

5:30 - 6:40

II.B315 - III.A.297

CONTINUED TO DECEMBER 4, 1986

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

SPEAKERS: 1. Jewell Ruffin (con), 2. Ernie Oliver (con), 3. Enoch Olivas (con), 4. Phyllis Strain (con), 5. Doris Oliver (con), 6. John Baldwin (con), 7. Paula Sand (con), 8. Mr. Ameen (con), 9. Paulette Sims (con).

Adjournment at 6:40 P.M.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 558-4421 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeal within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-4656.

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CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 30, 1986
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479).

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

PRESENT: ALL

Staff in Attendance: Robert Passmore - Zoning Administrator, Glenda Skiffer, Angelica Chiong, Gerald Green, Jim Miller, Joe Fitzpatrick, Andreas Merkl, and Lori Yamauchi - Administrative Secretary.

1:30 P.M.

Meeting was called to order at 1:40 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS & MATTERS

Commissioner Rosenblatt suggested that the members of the Commission take a tour of the Clean Water Facilities, which could be arranged through Donald Birrer, Director of the Department of Public Works.

C. ITEMS TO BE CONTINUED

1. 86.346C (LBB)
665-677 BUSH STREET, south side between Stockton and Powell Streets, Lots 11 and 12 in Assessor's Block 285 - Request for authorization of Conditional Use for modification of a previously approved project, to add four dwelling units and approximately 4,500 square feet of commercial space to the project approved by the City Planning Commission. The proposed project contains 49 dwelling units, approximately 19,000 square feet of commercial

1:30 P.M. cont.

Item #86.346C cont.

space and parking for 23 cars in a 10 story, 110 foot high building on a lot subject to C-3-G (Downtown Commercial, General) District and a 240-H Height and Bulk District.

(Proposed for continuation to November 6, 1986)

CONTINUED TO NOVEMBER 6, 1986

VOTE: 7-0

2. 86.80ESC (JF)
GILMAN AVENUE, north side between (unimproved) Earl and Donahue Streets, Lot 1 in Assessor's Block 4934 - Request for authorization of Conditional Use to permit a RECREATIONAL VEHICLE PARK for approximately 150 vehicles in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of October 9, 1986)
(Proposed for continuation to November 6, 1986)

CONTINUED TO NOVEMBER 6, 1986

VOTE: 7-0

3. 86.440C (AC)
160 CHURCH STREET, west side between Duboce Avenue and 14th Street, Lots 91 and 13 in Assessor's Block 3537 - Request for authorization of Conditional Use to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) District within the interim Upper Market Street Neighborhood Commercial District. The proposal is to install a Carl's Jr. Restaurant with seating capacity for up to 89 persons in approximately 3,500 square feet of floor area.
(Continued from Regular Meeting of September 25, 1986)
(Proposed for continuation to January 8, 1987)

CONTINUED TO JANUARY 8, 1987

VOTE: 7-0

4. 86.451C (MB)
1497-99 CHURCH STREET, northeast corner at 27th Street, Lot 24 in Assessor's Block 6578 request for authorization of Conditional Use to permit a FAST FOOD and TAKE-OUT ESTABLISHMENT in an RC-1 (Residential, Commercial Combined: Low-Density) district within an interim NC-1 (Neighborhood Commercial Cluster) district. The proposal is to install a pastry shop with seating for up to 24 persons in approximately 1,000 square feet of floor area. This application has been removed from the Consent Calendar and a full public hearing on the application is proposed for November 20, 1986.
(Continued from Regular Meeting of October 9, 1986)
(Proposed for continuation to November 20, 1986)

CONTINUED TO NOVEMBER 20, 1986

VOTE: 7-0

1:30 P.M. cont.

5. 86.60E (CL)
144, 150, 154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro Street; Lots 13, 14 and 15 in Assessor's Block 2620 - Appeal of Preliminary Negative Declaration for the demolition of two residential buildings with a total of five units, and the construction of three two-unit buildings with parking for a total of six vehicles.
(Continued from Regular Meeting of October 9, 1986)
(Proposed for continuation to November 20, 1986)

CONTINUED TO NOVEMBER 20, 1986

VOTE: 7-0

6. 86.60ED (DH)
144, 150, 154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro Street; Lots 13, 14 and 15 in Assessor's Block 2620 - DISCRETIONARY REVIEW of Building Permit Applications Nos. 8514131, 8514133 and 8514134 for the demolition of two residential buildings with a total of five units, and the construction of three two-unit buildings with parking for a total of six vehicles.
(Continued from Regular Meeting of October 9, 1986)
(Proposed for continuation to November 20, 1986)

CONTINUED TO NOVEMBER 20, 1986

VOTE: 7-0

D. REGULAR CALENDAR

7. 86.489Q (GS)
2785 JACKSON STREET, northeast corner at Divisadero Street, Lot 28 in Assessor's Block 979 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision requesting exception from the preservation of the moderate-income housing provision of the Subdivision Code. (Joint Hearing with the Department of Public Works)

1:45 - 1:50 P.M.

I.A102 - 175

Representative of the Department of Public Works: Gordon Wong.
SPEAKER: Elizabeth Levy (pro).

CONSISTENCY WITH MASTER PLAN APPROVED, MOTION #10839

VOTE: 7-0

8. 86.368Q (GS)
256 PRESIDIO AVENUE, east side between Washington and Clay Streets, Lot 13 in Assessor's Block 998 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision requesting exception from the preservation of the moderate-income housing provision of the Subdivision Code. (Joint Hearing with the Department of Public Works)

1:30 P.M. cont.

Item #86.368Q cont.

1:50 - 1:58 P.M.

I.A.176 - 331

Representative of the Department of Public Works: Gordon Wong.

SPEAKERS: 1. Ross Madden (pro), 2. Jim Gergusson (pro).

CONDOMINIUM CONVERSION FOUND CONSISTENT WITH MASTER PLAN, BUT
EXCEPTION FOUND INCONSISTENT WITH MASTER PLAN, MOTION #10840

VOTE: 7-0

9. 86.501C

(GS)

303-309 22ND AVENUE, southwest corner at Clement Street, Lot 1 in Assessor's Block T454 - Request for authorization of Conditional Use to convert two second story dwelling units to commercial use in a C-1 (Neighborhood Shopping) District and the Interim Outer Clement Street Neighborhood Commercial District.

1:58 - 2:00 P.M.

I.A.332 - 386

NO PUBLIC TESTIMONY

APPROVED WITH CONDITION, MOTION #10841

VOTE: 7-0

10. 86.699EC

(LB)

2495 CALIFORNIA STREET, southeast corner at Steiner Street, Lot 19A in Assessor's Block 654 - Request for authorization of Conditional Use to permit a SITE OVER 5,000 SQUARE FEET in a C-2 (Community Business) district within the Interim Upper Fillmore Neighborhood Commercial District. The proposal is to construct a mixed-use building with 16,000 square feet of retail use in the basement and first floor, ten townhouse condominiums on the second and third floors, and parking for 30-40 cars below grade.

(Continued from Regular Meeting of October 9, 1986)

2:00 - 2:15 P.M.

I.A.387 - 565

Project Architect: Jack Robbins

APPROVED WITH CONDITIONS, MOTION #10842

VOTE: 7-0

11. 86.699ECV

(LB)

2495 CALIFORNIA STREET, southeast corner at Steiner Street, Lot 19A in Assessor's Block 654 in a C-2 (Community Business) district within the interim Upper Fillmore Street Neighborhood Commercial District.

REAR YARD AND OBSTRUCTION OVER STREETS AND ALLEYS VARIANCES SOUGHT: The proposal is to construct a mixed-use building with six levels and a mezzanine at the second floor (parking on two underground levels; approximately 15,400 gross square feet of retail floor area on the first and second stories above street level and ten townhouse condominium units on the third and fourth stories, a building height of 40 feet). The second, third and fourth stories would not provide the Planning Code required rear yard. The Upper

1:30 P.M. cont.

Item #86.699ECV cont.

Fillmore Neighborhood Commercial District at the second story and above and at all residential levels requires to maintain open and unobstructed a rear yard of 25 percent lot depth or 22.5 feet for the subject property. At the second floor the building would cover 100 percent of the lot. At the third and fourth floors the project includes the provision of practically a U-shaped rear yard with no rear yard on the east side and 3 feet on the west side with 18 feet on the interior for 68 feet of the building.

The aggregate length of bay windows for the proposed project would be 62.5 feet when the City Planning Code requires that the aggregate length of bay windows projecting onto a street or alley not exceed $2/3$ the buildable width of the street side building wall or 45 feet.

(Continued from Regular Meeting of October 9, 1986)

2:00 - 2:15 P.M.

I.A.387 - 565

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

2:30 P.M.

12. 86.343C (MB)
68 WEST PORTAL AVENUE, north side between Vicente and Ulloa Streets, Lot 7 in Assessor's Block 2931 - Request for authorization of Conditional Use to permit a TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) District within the interim West Portal Avenue Neighborhood Commercial District. The proposal is to install an Ice Cream Parlor.
(Continued from Regular Meeting of October 2, 1986)

2:30 - 2:35 P.M.

I.A.570 - 647

NO PUBLIC TESTIMONY

APPROVED WITH CONDITIONS, MOTION #10843

VOTE: 7-0

13. 86.517C (AC)
517 CLEMENT STREET, south side between 6th and 7th Avenues, Lots 38, in Assessor's Block 1438 - Request for authorization of Conditional Use to permit a PLACE OF ENTERTAINMENT in a C-2 (Community Business) District within the interim Inner Clement Street Neighborhood Commercial District. The proposal is to provide entertainment for patrons of the Caspian Bar in a space that has been used for banquets. The Bar contains seating for up to 50 persons in approximately 2,200 square feet of floor area.

2:35 - 2:40 P.M.

I.A.648 - 693

Project Sponsor and representative: Tony Terranti, Wayne Rieke.

CONTINUED TO NOVEMBER 13, 1986

VOTE: 7-0

2:30 P.M. cont.

14. 86.523C (AC)
3285 21ST STREET, southeast corner at Valencia Street, Lot 27 in Assessor's Block 3616 - Request for authorization of Conditional Use to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) District within the interim Valencia Street Neighborhood Commercial District. The proposal is to install a delicatessen with seating for 30 persons in approximately 700 square feet of floor area.

2:40 - 2:50 P.M.

I.A.694 - 774

Project sponsor: Derar Zawaydeh. SPEAKER: Donna DeCarlo (con).

APPROVED WITH CONDITIONS, MOTION #10844

VOTE: 7-0

15. 86.524C (AC)
2367-69 MARKET STREET, south side between Noe & 17th Streets, Lots 25 and 35 in Assessor's Block 3563 - Request for authorization of Conditional Use to permit a PLACE OF ENTERTAINMENT in a C-2 (Community Business) District within an interim Upper Market Neighborhood Commercial District. The proposal is to provide dancing and entertainment in the Cafe San Marcos. The Cafe and Bar has seating for up to 577 persons in approximately 4,800 square feet of floor area.

2:50 - 3:15 P.M.

I.A.775 - I.B.251

Project sponsor: Hector Romo. SPEAKERS: 1. Dean Friedman (pro), 2. Matt Jefferson (pro), 3. Kevin Farrell (pro), 4. Mark Tungstill (pro), 5. Dr. Robert Bush - Duboce Triangle Neighborhood Assoc. (con).

CONTINUED TO NOVEMBER 13, 1986

VOTE: 7-0

16. 86.497C (LJM)
3625-31 LAWTON STREET, south side between 42nd and 43rd Streets, Lot 48 in Assessor's Block 1901 - Request for authorization of Conditional Use for an ADDITION TO A CHURCH/COMMUNITY CENTER (Sunset Chinese Baptist Church/Counseling Center) in a C-1 (Neighborhood Shopping) district within an NC-1 (Neighborhood Commercial Cluster) district.
(Continuation from Regular Meeting of October 23, 1986)

3:15 - 3:45 P.M.

I.B.267 - 727

Project Architect: Lincoln Loo. Project sponsor: Johnny Wong, Sunset Baptist Church. SPEAKERS: 1. Linda Marie Dellanini (con), 2. Gerald Durkin (con), 3. Steve Wong - Youth Pastor, Sunset Baptist Church (pro).

APPROVED WITH CONDITIONS, MOTION #10845

VOTE: 5-2

VOTING NO: COMMISSIONERS ALLEN & HEMPHILL

2:30 P.M. cont.

17. 86.441CV (LJM)
360 EIGHTEENTH AVENUE, east side between Geary Boulevard and
Clement Street, Lot 25 in Assessor's Block 1449 - Request for
authorization of Conditional Use for an ADDITION TO A COMMUNITY
CENTER (YMCA) in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of October 9, 1986)

4:00 - 4:05 P.M.

I.B.731 - 748

NO PUBLIC TESTIMONY

APPROVED WITH CONDITIONS, MOTION #10846

VOTE: 7-0

18. 86.650VC (LJM)
302 JULES AVENUE, northeast corner at Demontfort Avenue, Lot 11 in
Assessor's Block 6734 - Request for authorization of Conditional
Use for an ADDITION TO A CHURCH in an RH-1 (House, One-Family)
district.
(Continued from Regular Meeting of October 9, 1986)

4:05 - 4:15 P.M.

I.B.749 - 841

SPEAKERS: 1. Siegfried Stafford, 2. Herman Folsom (project
sponsor).

APPROVED WITH CONDITIONS, MOTION #10847

VOTE: 7-0

4:00 P.M.

19. 86.412I (JF)
SAN FRANCISCO CONSERVATORY OF MUSIC, 1201 ORTEGA STREET, southwest
corner at 19th Avenue, Lots 2 through 5 and 24 through 37 in
Assessor's Block 2115 - Public Hearing on the San Francisco
Conservatory of Music's revised INSTITUTIONAL MASTER PLAN.

4:15 - 4:55 P.M.

I.B.852 - II.A.564

Project sponsor: William Coblentz (attorney), Milton Salkind,
June Kinsley, Frank Fung (architect). SPEAKERS: L. Terry Howard
(con), 2. Lillian Siegel (con), 3. Joe Balanesi - Parkside
District Improvement Club (con), 4. Albert Gee (con), 5. Sara
Keyak (pro), 6. Valentine Romani (con), 7. Donitri Tejero (con).
PUBLIC HEARING CLOSED, NO ACTION REQUIRED.

5:00 P.M.

20. 83.327EIC (PR)
FULTON AND SHRADER STREETS, southwest corner, Lots 29A, 36 and a
portion of 37 in Assessor's Block 1191 (at St. Mary's Hospital) -
Consideration of Certification of Final Environmental Impact Report
for St. Mary's Office Building involving the construction on
currently vacant land of a building containing medical offices and
other medical facilities operated by and affiliated with St. Mary's
Hospital and Medical Center.
(Continued from Regular Meeting of October 9, 1986)

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SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 6, 1986
ROOM 282, CITY HALL
1:30 P.M.

JAN 8 1987

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

PRESENT: ALL

STAFF ATTENDANCE: Dean Macris - Director, Robert Passmore - Zoning Administrator, George Williams - Assistant Director, Plans and Programs, Gerald Green, Larry Badiner, David Hood, Vincent Marsh, Jim Nixon and Lori Yamauchi - Administrative Secretary.

1:30 P.M.

MEETING WAS CALLED TO ORDER AT 1:42 P.M.

A. DIRECTOR'S REPORT

Effects of Proposition M - The Director - Dean Macris, delivered the following remarks on the effects of Proposition M, the Accountable Planning Initiative, which was approved by the City's voters on Tuesday, November 4. He stated that the Department was moving swiftly to implement Proposition M, and had begun its review of the proposition with the City Attorney's Office. Several questions are being investigated. They include:

1. What do the terms "the City", in the proposition mean?
For example, the proposition states that "the City" shall find that the proposed project or legislation is consistent with the Priority Policies established. "Does the City mean the City Planning Commission, or the Zoning Administrator, or even the Bureau of Building Inspection?

1:30 P.M. cont.

2. How are the eight Priority Policies to be applied?
There are inconsistencies and conflicts between the policies. Are the policies to be applied equally or should they be weighted?
3. Does the Chinatown Plan need to be revised, in light of the Priority Policy mandating earthquake preparedness?
4. There are several words which need interpretation, such as "enhance". Priority Policy Three States that, ".....the City's supply of affordable housing be preserved and enhanced". Does enhance mean add to or just improve the existing housing stock?

Also Priority Policy Seven calls for the preservation of "landmarks and historic buildings". What does the term, "historic buildings" mean?

5. The Department is preparing a work program and schedule of public hearings to revise the Master Plan. Would such Master Plan revisions require a full Environmental Impact Report? If so, the time schedule could be tight, in light of the January, 1988 deadline.
6. What projects that have already been approved but which have not been issued permits would have to be brought back through the process? We believe dozens of projects would have to be reexamined, such as: Balboa Reservoir, 1150 Sacramento, 7th and Eureka, Showplace Square Hotel and showroom complex, Bush/Polk garage, 1620 Montgomery, 150 Green, 200 California, 655 Bush, 623 Geary, Showplace Square mart building at 9th and Bryant Streets and 23rd and Rhode Island.

Proposition M takes effect 10 days after the Board of Supervisors certifies the election. After advising with Jay Patterson, the Registrar of voters, and John Taylor, the Clerk of the Board, the Director believes that the Board would certify the Election on December 1, 10 days after which the proposition could take effect.

Commissioner Allen stated that he had major concerns about the priority policies, which may conflict with the Neighborhood Commercial Interim Controls. He needs enlightenment as to what the terms mean in the proposition.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. ITEMS TO BE CONTINUED

1:30 P.M. cont.

1. 86.318ZV (DH)
1960 HAYES STREET, north side between Clayton and Ashbury Streets,
Lot 3 in Assessor's Block 1195 - Request to RECLASSIFY property
from an RH-3 (House, Three-Family) District to an RM-1 (Mixed
Residential, Low Density) District.
(Proposed for continuation to November 13, 1986)

CONTINUED TO NOVEMBER 13, 1986

VOTE: 7-0

2. 85.397E (CL)
91 DRUMM STREET, at Sacramento Street, Lot 1 in Assessor's Block
235 - Appeal of Preliminary Negative Declaration for the demolition
of a two-story, 5,706 square-foot office/assembly building (The
National Maritime Union of America) and the construction of a
17-story, 51,760 gross-square-foot office/retail building.
(Proposed for continuation to November 20, 1986)

CONTINUED TO NOVEMBER 20, 1986

VOTE: 7-0

3. 85.574EC (LB)
1599 LOMBARD STREET, southeast corner at Gough Street - Request for
authorization of Conditional Use to permit a TOURIST HOTEL OVER
5,000 SQUARE FEET AND AUTOMOBILE PARKING in a C-2 (Community Busi-
ness) District within an Interim NC-3 (Moderate-Scale Neighborhood
Commercial) District. The proposal is to construct a hotel with 53
rooms and 53 parking spaces (37 independently accessible) and the
remainder valet parking. Total floor area would be approximately
34,000 square feet.
(Proposed for continuation to December 4, 1986)

CONTINUED TO DECEMBER 4, 1986

VOTE: 7-0

4. 86.165EC (JF)
1640-46 SCOTT STREET, east side between Post and Sutter Streets,
Lots 24 and 25 in Assessor's Block 681 - Request for authorization
of Conditional Use to permit GROUP HOUSING in an RH-3 (House, Three-
Family) district involving the demolition of two former residential
structures.
(Continued from Regular Meeting of September 25, 1986)
(Proposed for continuation to December 4, 1986)

CONTINUED TO DECEMBER 4, 1986

VOTE: 7-0

5. 86.60E (CL)
144, 150, 154 MUSEUM WAY, 208-208A STATES STREET, mid-block between
Roosevelt Way and Castro Street; Lots 13, 14 and 15 in Assessor's
Block 2620 - Appeal of Preliminary Negative Declaration for the
demolition of two residential buildings with a total of five units,
and the construction of three two-unit buildings with parking for a
total of six vehicles.
(Continued from Regular Meeting of October 30, 1986)
(Proposed for continuation to November 20, 1986)

1:30 P.M. cont.

Item #86.60E cont.

CONTINUED TO NOVEMBER 20, 1986

VOTE: 7-0

6. 86.60ED (DH)
144, 150, 154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro Street; Lots 13, 14 and 15 in Assessor's Block 2620 - DISCRETIONARY REVIEW of Building Permit Applications Nos. 8514131, 8514133 and 8514134 for the demolition of two residential buildings with a total of five units, and the construction of three two-unit buildings with parking for a total of six vehicles.
(Continued from Regular Meeting of October 30, 1986)
(Proposed for continuation to November 20, 1986)

CONTINUED TO NOVEMBER 20, 1986

VOTE: 7-0

D. REGULAR CALENDAR

7. 83.327EIC (PR)
FULTON AND SHRADER STREETS, southwest corner, Lots 29A, 36 and a portion of 37 in Assessor's Block 1191 (at St. Mary's Hospital) - Consideration of Certification of Final Environmental Impact Report for St. Mary's Office Building involving the construction on currently vacant land of a building containing medical offices and other medical facilities operated by and affiliated with St. Mary's Hospital and Medical Center.
(Continued from Regular Meeting of October 30, 1986)

CONTINUED TO NOVEMBER 20, 1986

VOTE: 7-0

8. 83.327EIC (AM)
FULTON AND SHRADER STREETS, southwest corner, Lots 29A, 36 and a portion of 37 in Assessor's Block 1191 (at St. Mary's Hospital) - Request for authorization of Conditional Use for a Planned Unit Development for the construction of a MEDICAL OFFICE BUILDING containing approximately 65,508 square feet of physician's offices and outpatient specialty care facilities and 375 parking spaces in an RH-3 (House-Three Family) district, resulting in a campus-wide Floor Area Ratio of 2.19:1 exceeding the otherwise permitted Floor Area Ratio of 1.8:1, not including corner and through-lot premiums, and with intrusion onto the otherwise-required rear yard, and with exceptions to the bulk limitations at the fourth floor and with the provision of extra non-accessory parking.
(Continued from Regular Meeting of October 30, 1986)

CONTINUED TO NOVEMBER 20, 1986

VOTE: 7-0

1:30 P.M.

9. 86.447C (GG)
2323-25 IRVING STREET, south side between 24th and 25th Avenues, Lot 40 in Assessor's Block 1779 - Request for authorization of Conditional Use to permit a COMMERCIAL SPACE OVER 3,500 SQUARE FEET in a C-2 (Community Business) District within an Interim NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to combine two vacant retail spaces and install a Walgreen's Drug Store in approximately 7,000 gross square feet of floor area. (Continued from Regular Meeting of October 16, 1986)

1:55 - 3:15 P.M.

Gerald Green, staff, identified the two major issues of debate as: the size and scale of the proposed Walgreen's store and the parking and loading demands on an existing congested street. The project sponsor provided information on those issues, in particular, a traffic study, completed by Environmental Impact Planning (EIP), showed a 90% parking occupancy rate in the area of the proposed store. Walgreen's was projected to generate 1045 person trips per day, and 7300 person trips per week, 15-17 deliveries per week, and demand for 25 peak hour parking spaces (or 5 more spaces than the previous uses peak hour parking demand).

The project sponsor, the property owner, was represented by Neil Eisenberg, who submitted packets of materials to the Commissioners and staff. He presented arguments on the parking issue. A letter from EIP in the packet stated that they estimated an additional 7 parking spaces would be demanded during the peak hour. Existing Board of Supervisors' legislation encourages the provision of diagonal parking when it can be done. The City's neighborhood commercial parking survey showed Outer Irving Street (19th - 27th Avenues) with a 65-space parking surplus, and not a priority area, with no plans by the Parking Authority to deal with the district's parking problems. The project sponsor, however, is prepared to provide for the creation of 7 diagonal spaces by converting conventional spaces on 24th and 25th Avenues.

Each meter would generate \$450 in annual income for the City, thus totaling \$100,000 in additional meter income to the City over the 30 year lease term.

Eisenberg argued against opposing testimony, which asserted that other pharmacies in the area serving the neighborhood made Walgreen's unnecessary. He claimed that there were elderly and other unrepresented people in the neighborhood who would favor Walgreen's location, as evidenced by the positive response he received to his inquiries with elderly visitors to the Neighborhood Health Center on Irving.

1:30 P.M. cont.

Item #86.447C cont.

Alice Barkley, counsel for Walgreen's explained the traffic study as a worst case scenario with Saturday noon as the peak period, during which 50% of the trips are pedestrian and the other 50% vehicular (1/2 of those trips are linked to other trips made to nearby stores).

Testimony in opposition included:

1. Bill Barnickel, president of the Irving Street Merchants Association, referred to letters and petitions of concern about Walgreen's by merchants and homeowners. He pointed out that the landlord is interested in the project, and not Walgreen's. A nearby mortuary with parking could be available for lease by Walgreens.
2. Bill Alvarado, resident on 25th Avenue, submitted a diagram on the existing parking on Irving Street, showing that the diagonal spaces would decrease the marginal area for circulation on 25th Avenue. He argued that by replacing three spaces with seven spaces, there would be a net addition of only four spaces. He described the street parking as intolerable, with restaurant deliveries and constant double parking, a situation which would be impossible if Walgreen's trucks with conveyors were to block traffic. He argued that Walgreen's 23 stores and other franchises are multiplying and changing the neighborhood character and driving out little businesses.
3. Gene Pearl, 25th Avenue resident, described the disastrous parking situation on Irving Street, claiming that additional parking spaces will not help. He also argued that Walgreen's prices are much higher than those in the neighborhood.
4. Francine Flores, merchant on Irving, pleaded to help preserve the service orientation of Irving Street.
5. John Bardis, Inner Sunset Action Committee, argued that the dynamics leading to Walgreen's seeking this location were based in Commercial uses pushed out of downtown into the neighborhoods, which in turn attract other uses serving those outside the neighborhood, such as Walgreen's. He argued that the neighborhood services will be priced out and forced out of the area, and asked why Walgreen's has not located there before when there were opportunities to do so by noting that Eisenberg rebutted the opposing arguments, Vaupen's, formerly a Walgreen's agent, was present, and resented packets of non-prescription drugs from Walgreen's and two other neighborhood pharmacies, the Walgreen's package being the least expensive, as evidence that Walgreen's prices have been competitive. Walgreen's prices are competitive because they purchase goods in volume, and sells generic drugs which Walgreen's produces itself.

1:30 P.M. cont.

Item #86.447C cont.

6. Jack Vaupen, owner of Vaupen's Drugstore, stated that as a former agent of Walgreen, he noted that different Walgreen's Stores sell the same products at different prices when a store first opens, they are very competitive against other stores in the neighborhood.

Robert Passmore report the Director's recommendation for disapproval for the following reasons:

1. Walgreen's will impede traffic flow on Irving. Although there are other uses over 3500 square feet on Irving. They are on corner lots with parking, thereby not impeding traffic on Irving.
2. Walgreen's at this size will be having a large number of deliveries, only two of which will be controlled by the store. While zone restrictions will not deter other deliveries after 10 a.m.
3. Walgreen's excess parking demand will take up the additional diagonal parking spaces that it is proposing to create. It will not help alleviate existing parking congestion.
4. By approving Walgreen's the Commission will be giving an undesirable message to others interested in locating on Irving Street.
5. There are other sites on Irving where Walgreen's can locate.

Commissioner Allen raised possibility of prohibiting tractor rigs on the street after 9 a.m. Mr. Passmore believed that such action would require amendments to the Public Works or Police Codes. Mr. Barnickel noted that a patrolman regularly checks and tries to control trucks. Commissioner Allen moved that he supported the project if an ordinance could be passed to ban trucks over a certain tonnage on Irving Street after 9 a.m. Commissioner Karasick seconded.

Commissioner Bierman protested that to move for such a change/restriction in the neighborhood would be too quick, especially since many small business probably do not open at 9 a.m. The problem with this case is not just trucks, but the store itself, and its effects generally on congestion in the neighborhood.

Commissioner Allen stated that with 22 stores, Walgreen's was serving the neighborhoods and not the region, and every merchant would like to draw customers and traffic. He has problems with the Commission's choosing what kind of retailers can and cannot locate in the neighborhoods. He stated his problems with wanting merchants to be successful, but not create traffic.

Ms. Barkley reminded the Commission that the issue is traffic and the nature of the services provided, not the particular store.

1:30 P.M. cont.

Item #86.447C cont.

Commissioner Bierman made a substitute motion for disapproval, but the motion failed for lack of a second.

In discussing the original motion, Mr. Passmore and Commissioner Bierman stated that the approval would be contingent upon legislation on truck restrictions. Commissioner Bierman argued that this is not appropriate especially since by forwarding the proposed legislation to the Board the Commission is communicating its tacit approval and lack of objectivity on the legislation. Mr. Macris recommended that the Commission continue the case and not act today, but have staff explore the possible courses of action.

Commissioner Allen amended the motion to apply such restrictions to Walgreen's only. Commissioner Rosenblatt restated the motion for approval of the project, with the conditions that:

1. trucks serving Walgreen's be limited in size after 9 a.m. and
2. the applicant pay for restriping and creation of 7 diagonal parking spaces.

Mr. Passmore requested that such restriping be completed before improvements to the building are done. Mr. Eisenberg asked that Walgreen's be allowed to proceed with construction while the Department of Public Works is restriping. Mr. Barnickel asked that the Department discuss the deliveries restrictions with the merchants.

Ms. Barkley expressed confusion over the conditions of approval, and asked that the matter be continued. Mr. Macris stated that the Department needs time to obtain Walgreen's agreement to those conditions. Commissioner Nakashima made a substitute motion to continue the case for two weeks and have the Department staff explore the questions raised on truck delivery limitations; Commissioner Hemhill seconded.

CONTINUED TO NOVEMBER 20, 1986

VOTE: 7-0

2:30 P.M.

10. 86.80ESC (JF)
GILMAN AVENUE, north side between (unimproved) Earl and Donahue Streets, Lot 1 in Assessor's Block 4934 - Request for authorization of Conditional Use to permit a RECREATIONAL VEHICLE PARK for approximately 150 vehicles in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of October 30, 1986)

CONTINUED TO NOVEMBER 13, 1986
ABSENT: COMMISSIONER WRIGHT

VOTE: 6-0

2:30 P.M. cont.

11. 86.346C (LBB)
665-677 BUSH STREET, south side between Stockton and Powell Streets, Lots 11 and 12 in Assessor's Block 285 - Request for authorization of Conditional Use for modification of a previously approved project, to add four dwelling units and approximately 4,500 square feet of commercial space to the project approved by the City Planning Commission. The proposed project contains 49 dwelling units, approximately 19,000 square feet of commercial space and parking for 23 cars in a 10 story, 110 foot high building on a lot subject to C-3-G (Downtown Commercial, General) District and a 240-H Height and Bulk District.
(Continued from Regular Meeting of October 30, 1986)

3:15 - 3:17 P.M.

No public testimony.

APPROVED WITH CONDITIONS, MOTION # 10848

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

12. 86.444C (DH)
981-87 VALENCIA STREET, east side between 20th and 21st Streets, Lot 27 in Assessor's Block 3609 - Request for authorization of Conditional Use to convert second story dwelling units to commercial use (Building Permit Application No. 8603940) in a C-2 (Community Business) District and the Interim Valencia Street Neighborhood Commercial District.

3:20 - 3:22 P.M.

No public testimony

APPROVED WITH CONDITIONS, MOTION #10849

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

13. 86.423D (VM)
858 ASHBURY STREET, east side between Frederick and Piedmont Streets, Lot 31 in Assessor's Block 1270 - Consideration of Discretionary Review of Building Permit Application No. 8607778 for the reduction of dwelling units from five (5) units to four (4) units.

3:16 - 3:20 P.M.

No public testimony

DISCRETIONARY REVIEW NOT TAKEN

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

14. 86.423D (VM)
858 ASHBURY STREET, east side between Frederick and Piedmont Streets, Lot 31 in Assessor's Block 1270 - Discretionary Review of Building Permit Application No. 8607778 as described above.

MATTER NOT HEARD.

2:30 P.M. cont.

15. 86.102ED (RP)
365-379 FRANCONIA STREET, east side between Esmeralda and Rutledge Streets, Lots 35, 36, 37 and 38 in Assessor's Block 5556 - Consideration of request for Discretionary Review of Building Permit Applications No. 8510893, 8510894, 8510895 and 8510896 for the construction of four single-family houses located on an unaccepted street.

3:25 - 3:30 P.M.
DISCRETIONARY REVIEW TAKEN

VOTE: 7-0

16. 86.102ED (RP)
365-379 FRANCONIA STREET, east side between Esmeralda and Rutledge Streets, Lots 35, 36, 37 and 38 in Assessor's Block 5556 - Discretionary Review of Building Permit Applications No. 8510893, 8510894, 8510895 and 8510896, as described above.

3:30 - 4:10 P.M.

Jim Nixon, Department staff, described the project, expressing Department's concern over lack of infrastructure in the area. The Department is studying the Bernal Heights East Slope area, but is not finished. Due to the impending deadline on acting on the application and the Department's not completing the study, the Director recommends disapproval. Mr. Passmore stated further that the Department's report will show that further construction in the area should not proceed unless further fire access is created.

The project sponsor's attorney, Russell Townsend, introduced Pung-Mang Chiey, engineer, who explained the access problems and the feasibility of the street-improvements necessary to extend Esmeralda Avenue to complete the street-system in the area. Townsend and Aldo Stem Belga, the project sponsor noted that the Mr. O'Shaughnessy of the Fire Department stated that there was no problem with access to these lots. Robert Passmore stated that the fire access problem was to the area, in general, as stated in a letter from Fire Chief, Emmet Condon to Dean Macris. Townsend stated that the East Slope Study issues were relevant to Brewster Street and below, and not to these lots.

Public Testimony:

1. Maxine Nietz described the parking, fire access and mass problems with the proposed project.
2. George Wenz reviewed the legislative history of the concerns over the Bernal Heights East Slope area. He noted the project was over-sized for the small lot area.

2:30 P.M. cont.

Item #86.102ED cont.

3. Irene Thompson asked that the site be left open space, and that the project sponsor work with the neighborhood.
4. Leslie Summer in favor of the project.
5. Jean Ovenden described the parking, slope, and scale problems with the project.
6. Tim Molinari Bernal Heights Community Foundation, asked that proper planning take place in the area.
7. Christina Colt restated the parking and traffic hazard problems on Tranconia Street.
8. Geralyn Koziarski noted the project was larger than any existing building in the area.
9. Terry Milne restated the parking and fire access problems.

Adjournment

NOTE ON APPEALS: Commission Action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-4656.

S U M M A R Y

SPECIAL JOINT MEETING

UNITED STATES
GOLDEN GATE NATIONAL RECREATION AREA ADVISORY COMMISSION
AND
SAN FRANCISCO
CITY PLANNING COMMISSION
THURSDAY
NOVEMBER 6, 1986
BUILDING 201
FORT MASON
7:30 P.M.

ROLL CALL: City Planning Commissioners: Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

PRESENT: COMMISSIONERS Allen, Bierman, Karasick, Nakashima and Wright.

ABSENT: COMMISSIONERS Hemphill and Rosenblatt.

STAFF PRESENT: George Williams - Assistant Director of Plans and Programs, Stephen Shotland - planner, and Lori Yamauchi - Commission secretary.

Golden Gate National Recreation Area Advisory Commissioners:
Ayala, Bartke, Boerger, Doss, Friedman, Greene, Heneman, Meyer, Mitchell, Park Li, Robinson, Spring, Wayburn, and Williams.

PRESENT: COMMISSIONERS Ayala, Boerger, Doss, Greene, Meyer, Mitchell, Robinson, Spring and Williams.

ABSENT: COMMISSIONERS Bartke, Friedman, Heneman, Park Li and Wayburn.

7:30 P.M.

MEETING WAS CALLED TO ORDER BY GGNRA SUPERINTENDENT BRIAN O'NEIL AT 7:40 P.M.

Public hearing on the proposed construction of a commissary facility at the Presidio.

After the presentation by the Army, testimony was received from the public. Speakers included: 1. Judith Hunt (con), 2. Timothy Rife, 3. Deetje Boler, 4. Donna Fagan, 5. Debbie Six, 6. Virginia Fusco, 7. Bob O'Brien, 8. Dr. John Hada, 9. Pauline Vicente, 10. H.C. Peterson.

Comments were received from both Commissioners.

Planning Commission action on the Master Plan Referral will be taken at a later date.

Adjournment AT 9:15 P.M.

S U M M A R Y

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DEC 29 1986

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CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 13, 1986
ROOM 282, CITY HALL
1:30 P.M.

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ROLL CALL: Commissioners Allen, Bierman, Karasick, Hemphill, Nakashima, Wright and Rosenblatt.

PRESENT: ALL

1:30 P.M. MEETING WAS CALLED TO ORDER AT 2:35 P.M. - see Addendum for explanation.

A. DIRECTOR'S REPORT

1. 86.529TZE (Merk1)
VAN NESS AVENUE: Area generally bounded by Van Ness Avenue, McAllister and Bay Streets including Assessor's Blocks 475, 694, 695, 762 and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766, and 767 - Consideration of Resolution of Intent to Initiate Interim Controls for the Van Ness Avenue area for a two-year period. Staff will make an informational presentation to the Commission, but no public testimony will be taken.

TO BE RESCHEDULED FOR DECEMBER 4, 1986

B. COMMISSIONERS' QUESTIONS & MATTERS

C. ITEMS TO BE CONTINUED

1:30 P.M. cont.

2. 86.511ET (Badiner/Passmore)
Ordinance Amending Section 175.1 of the Planning Code to continue in effect, as to a specified category of planned unit developments, certain prior Planning Code provisions. (Board of Supervisors file 115-86-31)
(Continued from Regular Meeting of October 16, 1986)
(Proposed for continuation to December 4, 1986 - Awaiting response from the City Attorney's Office on questions raised by the City Planning Commission at its October 16, 1986 meeting.)

CONTINUED TO NOVEMBER 20, 1986
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

3. 86.365L (J. Malone)
BLACKSTONE COURT HISTORIC DISTRICT - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider 9-1, 30 and 301/2 Blackstone Court and the street right-of-way known as Blackstone Court, being Lots, 3, 3H, and 8 in Assessor's Block 504 as a Historic District pursuant to Article 10 of the City Planning Code.
(Continued from Regular Meeting of October 9, 1986)
(Proposed for continuation to November 20, 1986)

CONTINUED TO NOVEMBER 20, 1986
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

D. REGULAR CALENDAR

4. 83.464E (Christie)
50 GUY PLACE, north side near First Street - Appeal of Preliminary Negative Declaration for a 17,500 square foot office building which would contain 15 off-street parking spaces.
(Continued from Regular Meeting of October 23, 1986)

CONTINUED TO DECEMBER 4, 1986
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

5. 83.464EC (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Request for authorization of Conditional Use to permit SITE COVERAGE OF OVER 80 PERCENT ON A SLOPING SITE in an M-1 (Light Industrial) District, in the Rincon Hill Special Use District, Commercial Industrial Subdistrict, in an 84-R Height and Bulk District. The proposal is to construct a six story, 68 foot high office building of approximately 14,325 square feet.
(Continued from Regular Meeting of October 23, 1986)

CONTINUED TO DECEMBER 4, 1986
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

2:45 P.M.

6. 86.517C (Green)
517 CLEMENT STREET, south side between 6th and 7th Avenues, Lot 38, in Assessor's Block 1438 - Request for authorization of Conditional Use to permit a PLACE OF ENTERTAINMENT in a C-2 (Community Business) District within the interim Inner Clement Street Neighborhood Commercial District. The proposal is to provide entertainment for patrons of the Caspian Bar in a space that has been used for banquets. The Bar contains seating for up to 50 persons in approximately 2,200 square feet of floor area.
(Continued from Regular Meeting of October 30, 1986)

CONTINUED TO NOVEMBER 20, 1986
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

7. 86.524C (Green)
2367-69 MARKET STREET, south side between Noe & 17th Streets, Lots 25 and 35 in Assessor's Block 3563 - Request for authorization of Conditional Use to permit a PLACE OF ENTERTAINMENT IN A C-2 (Community Business) District within an interim Upper Market Neighborhood Commercial District. The proposal is to provide dancing and entertainment in the Cafe San Marcos. The Cafe and Bar has seating for up to 577 persons in approximately 4,800 square feet of floor area.
(Continued from Regular Meeting of October 30, 1986)

2:50 - 3:00 P.M.

I.A.99 - 378

Speaker: Hector Romo - project sponsor.
DISAPPROVED, MOTION #10851

VOTE: 7-0

8. 86.80ESC (Fitzpatrick)
GILMAN AVENUE, north side between (unimproved) Earl and Donahue Streets, Lot 1 in Assessor's Block 4934 - Request for authorization of Conditional Use to permit a RECREATIONAL VEHICLE PARK for approximately 150 vehicles in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of November 6, 1986)

3:00 - 3:20 P.M.

I.A.379 - 600

Speakers: 1. Harold Madison - Community Baptist Church (pro), 2. Dr. Aurelius Walker - Church of True Hope in Christ (pro), 3. Frank Norrell - Little Hollywood Improvement Club, Executive Park Advisory Committee (pro).
APPROVED, MOTION #10852

VOTE: 7-0

9. 86.318Z (HOOD)
1960 HAYES STREET, north side between Clayton and Ashbury Streets, Lot 3 in Assessor's Block 1195 - Request to RECLASSIFY property from an RH-3 (House, Three-Family) District to an RM-1 (Mixed Residential, Low Density) District.
(Continued from Regular Meeting of November 6, 1986)

2:45 P.M. cont.

Item #86.318Z cont.

3:20 - 3:55 p.m.

I.A.600 - I.B.195

Project sponsor: Leon Sugarman - architect, Richard Kirshman.

Speakers: 1. Elaine Costelo, 2. Joe Ansel - Stanyan-Fulton
Neighborhood Assoc.

CONTINUED TO NOVEMBER 20, 1986

VOTE: 7-0

4:00 P.M.

10. 86.217C (Hood)
722 LOMBARD STREET, northside between Columbus Avenue and Mason
Street, Lot 26 in Assessor's Block 65 - Request for authorization
of Conditional Use to demolish a residential use and replace with
commercial and office space and four dwelling units with parking
in an RM-2 (Mixed Residential, Moderate Density) and the Interim
North Beach Neighborhood Commercial district.

CONTINUED TO DECEMBER 4, 1986

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

11. (Dykes/Passmore)
POLK AND McALLISTER STREETS, northwest corner, Lot 2 in Assessor's
Block 766 - Review of Sign Permit Application No. 8612093 for a
free-standing business sign in a parking lot in a P (Public Use)
district, per Section 605 of the City Planning Code.

4:10 - 4:20 P.M.; 4:40 - 4:50 P.M.

I.B.212 - 362, 642 - 728

The Commission first heard the case; no public testimony was
received. They disapproved the application by a vote of 6-0, with
Commissioner Allen absent. It was brought to the Commission's
attention that the applicant had to appear before the Parking
Authority on the same matter at the same time. Therefore, the
Commission received the testimony of the applicant, Tim
Leona-Dykas.

CONTINUED TO DECEMBER 4, 1986

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

12. 86.474R (Marsh)
Northeast slope of Twin Peaks, near Christmas Tree Point Road, Lot
14 in Assessor's Block 2719C - Review of consistency with the
Master Plan of a proposal to place a sculpture on City property in
a P (Public Use) district.

4:20 - 4:30 P.M.

I.B.363 - 500

Applicant: Christine Puskas

DISAPPROVED

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

4:00 P.M. cont.

13. 84.403E (Roos)
535 MISSION STREET, south side between First and Second Streets at Shaw Alley, Lots 68 and 83 in Assessor's Block 3721 - Consideration of Certification of the Final Environmental Impact Report for the demolition of two buildings (531 Mission and 535-539 Mission) and construction of a 23-story, 300-foot-tall building including about 255,010 square feet of office space, 5,000 square feet of retail space, 5,700 square feet of open space, 40 parking spaces and four service and loading spaces.

4:30 - 4:40 P.M.

I.B.513 - 632

EIR CERTIFICATION APPROVED, MOTION #10853

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER ALLEN

5:30 P.M.

14. (Hussey)
BERNAL HEIGHTS EAST SLOPE, bounded generally by the James Lick Freeway on the east, Ogden Avenue on the south, Putnam, Bronte, Nebraska and Alabama Streets on the west, and Army Street on the north - Consideration of the BERNAL HEIGHTS EAST SLOPE DESIGN GUIDELINES as a neighborhood plan, and implementation of a special procedure for processing building permit applications for new construction within the area.

5:30 - 6:00 P.M.

I.B.729 - II.A.203

Speakers: 1. Terry Milne, 2. Norma Planeska, 3. Ana Stemberga, 4. Alan Statner, 5. Betty Killick, 6. Geralyn Koziarski

APPROVED, RESOLUTION #10854

VOTE: 4-1

VOTING NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONERS ALLEN AND ROSENBLATT

Adjournment

AT 6:00 P.M.

NOTE ON APPEALS: Commission Action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-4656.

ADDENDUM/AMENDMENT
NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 13, 1986
ROOM 282, CITY HALL

The regular meeting of the San Francisco City Planning Commission, normally scheduled to begin at 1:30 p.m., will begin at 2:30 p.m.. Item No. 1 (86.529TZE - Van Ness Avenue Intent to Initiate Interim Controls) will be rescheduled for a later date, and Items No. 4 and 5 (83.464EC - 50 Guy Place) will be proposed for continuation to December 4, 1986.

0111c

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SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 20, 1986
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

ROLL CALL: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt, and Wright.

PRESENT: ALL

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Gerald Green, Robin Jones, Clinton Loftman, David Hood, Larry Badiner, and Lori Yamauchi - Administrative Secretary.

1:30 P.M.

MEETING WAS CALLED TO ORDER AT 1:40 P.M.

A. DIRECTOR'S REPORT

Mr. Passmore reported on Planning Code ordinances which were returned by the Board of Supervisors, Planning, Housing and Development Committee to the City Planning Commission for findings of consistency with Proposition M. In addition, Mr. Passmore reported on the Board of Permit Appeals actions on two City Planning Commission cases.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. ITEMS TO BE CONTINUED

1. 86.451C (Green)
1497-99 CHURCH STREET, northeast corner at 27th Street, Lot 24 in Assessor's Block 6578 - Request for authorization of Conditional Use to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT in an RC-1 (Residential-Commercial Combined, Low-Density) district within an Interim NC-1 (Neighborhood Commercial Cluster) district. The proposal is to install a Pastry Shop with seating for up to 24 persons in approximately 1,000 square feet of floor area.
(Continued from Regular Meeting of October 9, 1986)
(Proposed for continuation to December 18, 1986)

CONTINUED TO DECEMBER 18, 1986

VOTE: 7-0

1:30 P.M. cont.

2. 85.397X (Badiner)
91 DRUMM STREET, southwest corner of Front Street and Sacramento Street, Lot 1 in Assessor's Block 235 - Request for EXCEPTIONS AND DETERMINATIONS OF COMPLIANCE PURSUANT TO SECTION 309 OF THE CITY PLANNING CODE, to construct a seventeen story office/retail building 215 feet in height, containing approximately 48,253 square feet of office space and approximately 2,042 square feet of retail space in a C-3-O (Downtown Commercial, Office) district and a 300-S Height and Bulk District.
(Proposed for indefinite continuation)

CONTINUED TO DECEMBER 18, 1986

VOTE: 7-0

3. 85.397E (Loftman)
91 DRUMM STREET, at Sacramento Street, Lot 1 in Assessor's Block 235 - Appeal of Preliminary Negative Declaration for the demolition of a two-story, 5,706 square-foot office/assembly building (The National Maritime Union of America) and the construction of a 17-story, 51,760 gross-square-foot office/retail building.
(Continued from Regular Meeting of November 6, 1986)

CONTINUED TO DECEMBER 18, 1986

VOTE: 7-0

4. 86.365L (J. Malone)
BLACKSTONE COURT HISTORIC DISTRICT - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider 9-11, 30 and 301/2 Blackstone Court and the street right-of-way known as Blackstone Court, being Lots, 3, 3H, and 8 in Assessor's Block 504 as a Historic District pursuant to Article 10 of the City Planning Code.
(Continued from Regular Meeting of November 13, 1986)

CONTINUED TO DECEMBER 11, 1986

VOTE: 7-0

D. REGULAR CALENDAR

5. 86.580R (Passmore)
Consideration of proposed Western Addition A-2 Redevelopment Plan Amendment which modifies the Project Financing Section to permit tax increment financing in accordance with State law requirements.

1:50 - 1:52 P.M.

I.A.261 - 290

PROPOSED AMENDMENTS FOUND CONSISTENT WITH
MASTER PLAN

VOTE: 7-0

1:30 P.M. cont.

6. 86.547T (M. So)
Proposed amendments to Section 165 of the City Planning Code as initiated by the Board of Supervisors concerning annual notice to certain employees of information concerning child care. (Board of Supervisors File No. 115-86-33).

1:52 - 1:55 P.M.

I.A.291 - 313

Speaker: Chris Haw, Mayor's Office of Community Development.

APPROVED, RESOLUTION #10855

VOTE: 7-0

7. 86.458T (Nixon)
Ordinance Amending Section 351 of the City Planning Code relating to fee exemptions for non-profit organizations engaged in the development of affordable residential structures. (Board of Supervisors File No. 115-86-27)
(Continued from Regular Meeting of October 16, 1986)

CONTINUED TO DECEMBER 11, 1986

VOTE: 7-0

8. 86.511ET (Nixon)
Ordinance Amending Section 175.1 of the Planning Code to continue in effect, as to a specified category of planned unit developments, certain prior Planning Code provisions. (Board of Supervisors file 115-86-31)
(Continued from Regular Meeting of November 13, 1986)

CONTINUED TO DECEMBER 4, 1986

VOTE: 7-0

9. 83.327EIC (Rosetter)
FULTON AND SHRADER STREETS, southwest corner, Lots 29A, 36 and a portion of 37 in Assessor's Block 1191 (at St. Mary's Hospital) - Consideration of Certification of Final Environmental Impact Report for St. Mary's Office building involving the construction on currently vacant land of a building containing medical offices and other medical facilities operated by and affiliated with St. Mary's Hospital and Medical Center.
(Continued from Regular Meeting of November 6, 1986)

CONTINUED INDEFINITELY

VOTE: 7-0

10. 83.327EIC (Merkl)
FULTON AND SHRADER STREETS, southwest corner, Lots 29A, 36 and a portion of 37 in Assessor's Block 1191 (at St. Mary's Hospital) - Request for authorization of Conditional Use for a Planned Unit Development for the construction of a MEDICAL OFFICE BUILDING containing approximately 65,508 square feet of physician's offices and outpatient specialty care facilities and 375 parking spaces in an RH-3 (House, Three-Family) district, resulting in a campus-wide Floor Area Ratio of 2.19:1 exceeding the otherwise permitted Floor Area Ratio of 1.8:1, not including corner and through-lot

1:30 P.M. cont.

Item #83.327EIC cont.

premiums, and with intrusion onto the otherwise-required rear yard, and with exceptions to the bulk limitations at the fourth floor and with the provision of extra non-accessory parking.

(Continued from Regular Meeting of November 6, 1986)

CONTINUED INDEFINITELY

VOTE: 7-0

2:30 P.M.

11. 85.533ZT (Bateson)

MID-MARKET AREA - Area generally bounded by Fifth, Market, Ninth and Mission and Natoma Streets, and including portions of Assessor's Block 3701, 3702, 3703, 3704 and 3725 - Consideration of interim zoning controls and permanent amendments to Zoning Map and City Planning Code text to reclassify height and bulk districts located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F, 90-X - 150-F, 90-X - 240-F and 120-X; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market Street area for affordable housing and for height restrictions on buildings shading United Nations Plaza. In its actions, the Commission may modify the proposed interim and permanent Zoning Controls.

(Continued from Regular Meeting of September 4, 1986)

CONTINUED TO DECEMBER 11, 1986

VOTE: 7-0

12. 86.517C (Green)

517 CLEMENT STREET, south side between 6th and 7th Avenues, Lot 38, in Assessor's Block 1438 - Request for authorization of Conditional Use to permit a PLACE OF ENTERTAINMENT in a C-2 (Community Business) District within the interim Inner Clement Street Neighborhood Commercial District. The proposal is to provide entertainment for patrons of the Caspian Bar in a space that has been used for banquets. The Bar contains seating for up to 50 persons in approximately 2,200 square feet of floor area.

(Continued from Regular Meeting of November 13, 1986)

2:35 - 2:55 P.M.

I.A.397 - 660

Project sponsor representative: Wayne Rieke. Speaker: Vahid Dabestani.

PASSED MOTION OF INTENT TO APPROVE FOR A TIME LIMIT OF THREE YEARS, FINAL LANGUAGE CONSIDERED DECEMBER 4, 1986

VOTE: 7-0

13. 86.447C (Green)

2323-25 IRVING STREET, south side between 24th and 25th Avenues, Lot 40 in Assessor's Block 1779 - Request for authorization of Conditional Use to permit a COMMERCIAL SPACE OVER 3,500 SQUARE FEET in a C-2 (Community Business) district within an Interim NC-2

2:30 P.M. cont.

Item #86.447C cont.

(Small-Scale Neighborhood Commercial) district. The proposal is to combine two vacant retail spaces and install a Walgreen's Drug Store in approximately 7,000 gross square feet of floor area.

(Continued from Regular Meeting of November 6, 1986)

2:55 - 4:05 P.M.

I.A.676 - I.B.809

Project sponsor: Neil Eisenberg, Attorney for property owner; Curtis Bangs, Senior Real Estate Manager, Walgreens Stores; Alice Barkley, attorney for Walgreens; Michael Ross, Corporate Counsel for Walgreens Stores. Speakers: 1. Gladys Cort, 2. Flo Kimberly (con), 3. Ed Layman (con), 4. Bill Alvarado (con), 5. Joyce Layman (con), 6. Bill Barnickel - President, Irving Street Merchants Assoc. (con), 7. Robert McCarthy.

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE CONSIDERED
DECEMBER 4, 1986

VOTE: 7-0

14. 86.560C

(Green)

2304 MARKET STREET, northerly side between 16th and Castro Streets, Lot 1 in Assessor's Block 3562 - Request for authorization of Conditional Use to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) district within the Interim Upper Market Neighborhood Commercial District. The proposal is to install a Frozen Yoqurt Shop with a seating capacity of up to 20 persons in approximately 900 square feet of floor area.

4:25 - 4:40 P.M.

I.B.810 - II.A.199

Project sponsor: Sam Arikat. Speakers: 1. Unidentified, 2. Leo Solomon (pro), 3. Nathan Solomon (pro), 4. Jack, 5. Leslie Hennessy (pro), 6. George Nesbitt (con).

APPROVED WITH CONDITIONS, MOTION #10856

VOTE: 7-0

4:00 P.M.

15. 86.231ES

(Loftman)

THIRD STREET AND LECONTE AVENUE, Lots 8-14 in Assessor's Block 4995 - Appeal of Preliminary Negative Declaration for a proposal to subdivide seven lots into nine lots and to construct nine single-family dwellings with parking for a total of eighteen vehicles.

4:40 - 4:50 P.M.

II.A.200 - 434

Appellant: Bruce House.

NEGATIVE DECLARATION SUSTAINED, MOTION #10857

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

4:00 P.M. cont.

16. 86.318Z (Hood)
1960 HAYES STREET, north side between Clayton and Ashbury Streets,
Lot 3 in Assessor's Block 195 - Request to RECLASSIFY property
from an RH-3 (House, Three-Family) District to an RM-1 (Mixed
Residential, Low Density) District.
(Continued from Regular Meeting of November 13, 1986)

4:50 - 5:00 P.M.

II.A.435 - 538

No public testimony was received.

APPROVED, RESOLUTION #10858

VOTE: 7-0

17. 86.60E (Loftman)
144, 150, 154 MUSEUM WAY, 208-208A STATES STREET, mid-block
between Roosevelt Way and Castro Street; Lots 13, 14 and 15 in
Assessor's Block 2620 - Appeal of Preliminary Negative Declaration
for the demolition of two residential buildings with a total of
five units, and the construction of three two-unit buildings with
parking for a total of six vehicles.
(Continued from Regular Meeting of November 6, 1986)

5:00 - 5:02 P.M.

II.A.548 - 568

No public testimony was received.

NEGATIVE DECLARATION SUSTAINED, MOTION #10859

VOTE: 7-0

18. 86.60ED (Hood)
144, 150, 154 MUSEUM WAY, 208-208A STATES STREET, mid-block
between Roosevelt Way and Castro Street; Lots 13, 14 and 15 in
Assessor's Block 2620 - Discretionary Review of Building Permit
Application Nos. 8514131, 8514133 and 8514134 for the demolition
of two residential buildings with a total of five units, and the
construction of three two-unit buildings with parking for a total
of six vehicles.
(Continued from Regular Meeting of November 6, 1986)

5:02 - 6:05 P.M.

II.A.568 - II.B.427

Speakers: 1. Deborah Learner, Department of Recreation and Parks,
2. Jack Cooley - project sponsor representative, 3. Jo Wheeler -
Neighbors representative (con), 4. Dr. Tom Reagan - Director,
Randall Junior Museum (con), 5. Bill Benning - Mt. Olympus
Neighborhood Assoc. (con), 6. Margaret Garvin - Advisory Committee
Randall Junior Museum (con), 7. Arnie Scher - Buena Vista
Neighborhood Assoc. (con), 8. Jack Kayanaugh - project sponsor.

CONTINUED TO DECEMBER 18, 1986

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

5:30 P.M.

19. 86.477D (Sullivan)
533 - 29TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1515 - Consideration of Discretionary Review of Building Permit Application No. 8609302 for the construction of a two-family dwelling 75 feet in length and 30 feet high with three floors of occupancy including the garage.

6:05 - 6:07 P.M.
D.R. TAKEN

II.B.444 - 454
VOTE: 7-0

20. 86.477D (Sullivan)
533 - 29TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1515 - Discretionary Review of Building Permit Application No. 8609302, as described above.

6:07 - 6:55 P.M.

II.B.445 - III.A.318

Project sponsor: Bruce Baumann, Tom Kennedy - owner. Speakers: 1. John Christen - realtor (pro), 2. Nick Sapunar - realtor (pro), 3. Joe O'Donohue - Residential Builders Assoc. (pro), 4. Edmund Fretiani - attorney for Mrs. Renna, 5. Susan Renna - operator of rest home on property, 6. Mrs. Wada (pro), 7. Joyce David (pro), 8. Milton Matlock (con), 9. Mr. Sapente - Residential Builders Assoc., 10. Connie Kang, 11. Roy Lee.

CONTINUED TO DECEMBER 4, 1986

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

21. 86.254CH
245 POWELL STREET, east side between O'Farrell and Geary Streets, Lot 2 in Assessor's Block 315 - Request for authorization of Conditional Use to DEMOLISH RESIDENTIAL DWELLING UNITS and request for a PERMIT TO ALTER A CONTRIBUTORY BUILDING IN THE KEARNY-MARKET- MASON-SUTTER CONSERVATION DISTRICT in a C-3-R (Downtown Retail) district. The proposal would demolish the upper five residential stories of a seven-story residential hotel with ground- and second-story commercial uses. The lower two stories would remain.

6:55 - 7:00 P.M.

III.A.320 - 403

Speakers: 1. Phil Hunningdale - engineer, 2. John Pepper - President Handlery Hotels.

DISAPPROVED, MOTION #10860

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

Adjournment

at 7:05 P.M.

NOTE ON APPEALS: Commission Action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-4656.

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— SAN FRANCISCO
= CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
≡ DECEMBER 4, 1986
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, and Wright

ABSENT: COMMISSIONER ROSENBLATT

STAFF IN ATTENDANCE included: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Robin Jones, Larry Badiner, Gerald Green, Joe Fitzpatrick, Larry McDonald, Gil Chavis, Vincent Marsh, Glenda Skiffer, Jim Miller, Jonathan Malone, and Lori Yamauchi - Administrative Secretary.

12:00 NOON

FIELD TRIP - to view the sites of matters pending before the City Planning Commission.

CANCELLED

1:30 P.M.

A. DIRECTOR'S REPORT

Mr. Macris reported that the guidelines on the Annual Limitation Program would not be made public until the Department receives the City Attorney's opinion on Proposition M.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. ITEMS TO BE CONTINUED

1:30 P.M. cont.

1. 84.372ETMZ (Jones)
MASTER PLAN AMENDMENTS - Consideration of proposed additions, deletions, modifications to existing sections of the San Francisco Master Plan with the purpose of making the existing Master Plan consistent with the objectives and policies of the Neighborhood Commercial Component of the Master Plan. The amendments would include amending Objective 8 (Neighborhood Commercial) of the Commerce and Industry Element, and modifying portions of the Residence Element, as set forth in the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985, with amendments and errata dated April 4, 1985.
(Continued from Regular Meeting of October 16, 1986)
(Proposed for continuation to January 29, 1987)

CONTINUED TO JANUARY 29, 1987
ABSENT: COMMISSIONERS HEMPHILL AND KARASICK

VOTE: 4-0

2. 84.372ETMZ (Jones)
NEIGHBORHOOD COMMERCIAL DISTRICT PERMANENT ZONING CONTROLS, various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, C-M, RC-2, RC-3 and RC-4 districts; PROPOSED PERMANENT AMENDMENTS TO THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE, regulating development in the Neighborhood Commercial (NC) zoning districts. The proposed permanent amendments are contained in the draft ordinance, the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985. The proposed permanent amendments to the Zoning Map and City Planning Code would establish boundaries and controls for new Neighborhood Commercial (NC) General and Individual Area Districts. Main provisions of the proposed amendments include: Article 7, a new article of the City Planning Code regulating building standards and uses in Neighborhood Commercial districts, new Conditional Use review procedures and criteria in such districts, and new compliance regulations.
(Continued from Regular Meeting of October 16, 1986)
(Proposed for continuation to January 29, 1987)

CONTINUED TO JANUARY 29, 1987
ABSENT: COMMISSIONERS HEMPHILL AND KARASICK

VOTE: 4-0

3. 83.464E (Christie)
50 GUY PLACE, north side near First Street - Appeal of Preliminary Negative Declaration for a 17,500 square foot office building which would contain 15 off-street parking spaces.
(Continued from Regular Meeting of November 13, 1986)
(Proposed for continuation to December 11, 1986)

CONTINUED TO DECEMBER 11, 1986
ABSENT: COMMISSIONERS HEMPHILL AND KARASICK

VOTE: 4-0

1:30 P.M. cont.

4. 83.464EC (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Request for authorization of Conditional Use to permit SITE COVERAGE OF OVER 80 PERCENT ON A SLOPING SITE in an M-1 (Light Industrial) District, in the Rincon Hill Special Use District, Commercial Industrial Sub-district, in an 84-R Height and Bulk District. The proposal is to construct a six story, 68 foot high office building of approximately 14,325 square feet.
(Continued from Regular Meeting of November 13, 1986)
(Proposed for continuation to December 11, 1986)

CONTINUED TO DECEMBER 11, 1986
ABSENT: COMMISSIONERS HEMPHILL AND KARASICK

VOTE: 4-0

5. 86.525C (Hood)
555-7-9-2ND STREET, east side between De Boom and Federal Streets, Lot 45 in Assessor's Block 3774 - Request for authorization of Conditional Use to CONVERT ONE DWELLING UNIT on each of the second and third stories for a total of two dwelling units to commercial use in an M-1 (Light Industrial) District.
(Proposed for continuation to December 18, 1986)

CONTINUED TO DECEMBER 18, 1986
ABSENT: COMMISSIONERS HEMPHILL AND KARASICK

VOTE: 4-0

6. 86.217C (Hood)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Request for authorization of Conditional Use to DEMOLISH A RESIDENTIAL USE and replace with four dwelling units with parking in an RM-2 (Mixed Residential, Moderate Density) and the interim North Beach Neighborhood Commercial district.
(Continued from Regular Meeting of November 13, 1986)
(Proposed for continuation to January 15, 1986)

CONTINUED TO JANUARY 15, 1987
ABSENT: COMMISSIONERS HEMPHILL AND KARASICK

VOTE: 4-0

7. 85.519ECV (Miller)
850 BUSH STREET, north side between Taylor and Mason Streets, Lot 8 in Assessor's Block 274 - Request for authorization of Conditional Use for a HOTEL with approximately 30 rooms and EXCEEDING 40 FEET IN HEIGHT (approximately 80 feet) in an RC-4 (Residential-Commercial Combined, High Density) district.
(Continued from Regular Meeting of August 14, 1986)
(Proposed for continuation to February 5, 1987)

CONTINUED TO FEBRUARY 5, 1987
ABSENT: COMMISSIONERS HEMPHILL AND KARASICK

VOTE: 4-0

1:30 P.M. cont.

8. 86.253EZ (Miller)
2620 THIRD STREET, west side between 22nd and 23rd Streets, a
through lot to Tennessee Street, Lot 16 in Assessor's Block 4172 -
Request for RECLASSIFICATION of Property from an RC-2
(Residential-Commercial Combined, Moderate Density) district/Interim
NC-2 (Small-Scale Neighborhood Commercial) district to an M-1 (Light
Industrial) district.
This application has been withdrawn.

WITHDRAWN

D. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

9. 86.517C (Green)
517 CLEMENT STREET, south side between 6th and 7th Avenues, Lot 38,
in Assessor's Block 1438 - Consideration of Final Language to
APPROVE authorization of Conditional Use to permit a PLACE OF
ENTERTAINMENT in a C-2 (Community Business) District within the
Interim Inner Clement Street Neighborhood Commercial District. The
proposal is to provide entertainment for patrons of the Caspian Bar
in a space that has been used for banquets. The Bar contains
seating for up to 50 persons in approximately 2,200 square feet of
floor area.
(Continued from Regular Meeting and Public Hearing Closed on
November 20, 1986)

APPROVED WITH CONDITIONS, AS RECOMMENDED BY STAFF, MOTION #10863

I.A. 500 - 683

VOTE: 6-0

10. 86.447C (Green)
2323-25 IRVING STREET, south side between 24th and 25th Avenues, Lot
40 in Assessor's Block 1779 - Consideration of Final Language to
DISAPPROVE authorization of Conditional Use to permit a COMMERCIAL
SPACE OVER 3,500 SQUARE FEET in a C-2 (Community Business) District
within an Interim NC-2 (Small-Scale Neighborhood Commercial)
district. The proposal is to combine two vacant retail spaces and
install a Walgreen's Drug Store in approximately 7,000 gross square
feet of floor area.
(Continued from Regular Meeting and Public Hearing closed on
November 20, 1986)

THIS PROJECT WAS WITHDRAWN

E. CONSENT CALENDAR

11. 86.533C (Green)
167 LELAND AVENUE, south side between Rutland and Peabody Streets,
Lot 23 in Assessor's Block 6251 - Request for authorization of
Conditional Use to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT in

1:30 P.M. cont.

Item #86.533C cont.

a C-2 (Community Business) District within an interim NC-2 (Small-Scale Neighborhood Commercial) District. The proposal is to install a fast food and take-out restaurant with a seating capacity of up to 60 persons also selling retail fresh uncooked seafood in approximately 1,250 square feet of floor area. This Application has been placed on the consent calendar with a recommendation for approval as proposed in the Application. The conditions of Approval made part of this Application are available for inspection at the Department of City Planning.

APPROVED WITH CONDITIONS, MOTION #10862

VOTE: 6-0

F. REGULAR CALENDAR

12. 86.511ET (Badiner)
Ordinance Amending Section 175.1 of the Planning Code to continue in effect, as to a specified category of planned unit developments, certain prior Planning Code provisions. (Board of Supervisors file 115-86-31) These amendments were proposed to exempt the EXECUTIVE PARK project from the limitations of Proposition M.
(Continued from Regular Meeting of November 20, 1986)

1:45 - 2:00 p.m.

I.A.203 - 479

Clarification on Proposition M addressed by Noreen Ambrose, Deputy City Attorney. Speakers: 1. Jeff Vance - Campeau Corporation, 2. Espinola Jackson - Executive Park Advisory Committee. Staff recommended no action on proposed amendments, but reaffirmation of support of the Executive Park project.

STAFF RECOMMENDATION APPROVED (NO ACTION ON AMENDMENTS), RESOLUTION #10861

VOTE: 4-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

13. 86.587R (Shotland)
Review for conformity with the Master Plan of the proposed construction of an Army Commissary at Crissy Field, between Old Mason Street and Doyle Drive, at the Presidio of San Francisco.

CONTINUED TO DECEMBER 11, 1986

VOTE: 4-0

ABSENT: COMMISSIONER HEMPHILL

14. (Passmore)
POLK AND McALLISTER STREETS, northwest corner, Lot 2 in Assessor's Block 766 - Review of Sign Permit Application No. 8612093 for a free-standing business sign in a parking lot in a P (Public Use) district, per Section 605 of the City Planning Code.
(Continued from Regular Meeting of November 13, 1986)

CONTINUED TO DECEMBER 11, 1986

VOTE: 5-0

ABSENT: COMMISSIONER HEMPHILL

1:30 P.M. cont.

15. 86.446C (Green)
500 DIVISADERO STREET, northeast corner at Fell Street, Lot 17A in Assessor's Block 1203 - Request for authorization of Conditional Use to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) District within an Interim NC-2 (Small-Scale Neighborhood Commercial) District. The proposal is to install a sandwich and pastry shop with seating for up to 42 persons in approximately 1,200 gross square feet of floor area.

2:20 - 2:30 P.M.

I.A.686 - 815

Speakers: 1. Dennis Conrad (con)

APPROVED WITH AMENDED CONDITIONS, MOTION #10864

VOTE: 6-0

16. 86.540C (Green)
2586 THIRD STREET, on the west side between 22nd and 23rd Streets, Lot 14, in Assessor's Block 4172 - Request for authorization of Conditional Use to permit COMMERCIAL SPACES OVER 3,500 SQUARE FEET in a RC-2 (Residential - Commercial Combined) District within an Interim NC-2 (Small-Scale Neighborhood Commercial) District. The proposal is to construct a two (2) story over basement building for commercial retail on the ground floor, and office use on the second story totaling approximately 5481 square feet of floor area.

CONTINUED INDEFINITELY

VOTE: 5-0

ABSENT: COMMISSIONER HEMPHILL

17. 86.165EC (Fitz)
1640-46 SCOTT STREET, east side between Post and Sutter Streets, Lots 24 and 25 in Assessor's Block 681 - Request for authorization of Conditional Use to permit GROUP HOUSING in an RH-3 (House, Three-Family) district involving the demolition of two former residential structures and the construction of Ronald McDonald House, a facility for the families of critically ill children receiving care in San Francisco hospitals.
(Continued from Regular Meeting of November 6, 1986)

2:30 - 2:55 P.M.

I.A.816 - I.B.223

Project sponsor: Ivan Gould, Ronald McDonald House, Inc. S.F.
Project architect: Don Logan. Speakers: 1. Scott Lamson, 2. Marty Diamond - President, Mt. Zion Hospital (pro), 3. Dr. Roberta Ballard - Chief of Pediatrics, Mt. Zion Hospital (pro), 4. Calvin Lau - Western Addition Neighborhood Assoc. (pro).

APPROVED WITH CONDITIONS, MOTION #10865

VOTE: 6-0

18. 86.165V (Fitz)
1640 - 46 SCOTT STREET, east side between Post and Sutter Streets, Lots 24 and 25 in Assessor's Block 681, in an RH-3 (House, Three-Family) district.

1:30 P.M. cont.

Item #86.165V cont.

OFF STREET PARKING VARIANCE SOUGHT: The proposal is construct group housing for the families (Ronald McDonald House) without providing parking in the manner required by the Planning Code. The project sponsor proposes to lease parking in the parking garage to be constructed on the south side of Sutter Street west of Divisadero approximately 860 feet walking distance from the subject property. The Planning Code requires off-street parking to be provided on-site or within 800 feet walking distance of the subject property.

I.A.816 - I.B.223

This hearing was combined with the hearing for Item #17.

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

19. 85.336ERZCS (McDonald)
ERVINE STREET, east side between Wilde and Campbell Avenues, Lots 42-45 in Assessor's Block 6190 - Review for conformity with the Master Plan of a proposed land exchange for the realignment of the public right-of-way in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of October 23, 1986)
The application for the land exchange has been withdrawn.

WITHDRAWN

20. 85.336ERZCS (McDonald)
A portion of the ERVINE STREET right-of-way between Wilde and Campbell Avenues - Reclassification of property from a P (Public Use) to an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of October 23, 1986)
This reclassification application has been withdrawn.

WITHDRAWN

21. 85.336ERZCS (McDonald)
ERVINE STREET, east side between Wilde and Campbell Avenues Lots 42-45 in Assessor's Block 6190 - Request for authorization of Conditional Use to construct a PLANNED UNIT DEVELOPMENT with 22 dwelling units on lots having an aggregate area of 35,000 square feet and involving modifications of the otherwise-applicable City Planning Code provisions for density, open space and lot width.
(Continued from Regular Meeting of October 23, 1986)

2:55 - 3:50 P.M.

I.B.235 - II.A.049

Note: The project was revised to reduce the number of units to eighteen. Project sponsor rep: Bobbie Sue Hood, architect and Pamela Duffy - attorney. Speakers: 1. Henry Schindel - Visitacion Valley Improvement Assoc. (con), 2. Ernie Oliver - McLaren Heights Neighborhood Assoc. (con), 3. Doris Oliver (con).

APPROVED WITH CONDITIONS, MOTION #10866

VOTE: 6-0

1:30 P.M. cont.

22. 85.336ERZCS (McDonald)
ERVINE STREET, east side between Wilde and Campbell Avenues, Lots 42-45 in Assessor's Block 6190 and a portion of the Ervine Street right-of-way - Review for conformity with the Master Plan of a resubdivision of property to create 22 single-family lots.
(Continued from Regular Meeting of October 23, 1986)

PROJECT AMENDED SO AS TO MAKE THIS MASTER PLAN REFERRAL UNNECESSARY

23. 86.477D (Sullivan)
533 - 29TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1515 - Discretionary Review of Building Permit Application No. 8609302 for the construction of a two-family dwelling with three floors of occupancy including the garage.
(Continued from Regular Meeting of November 20, 1986)

4:10 - 4:40 P.M.

II.A.057 - 554

Project sponsor rep: Bruce Baumann. Speakers: 1. Milton Matlock, 2. William Chinn, 3. Connie Kang.

PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS, FINAL LANGUAGE ON DECEMBER 11, 1986
VOTE: 6-03:15 P.M.

24. 85.574EC (Blazej)
1599 LOMBARD STREET, southeast corner at Gough Street - Request for authorization of Conditional Use to permit a TOURIST HOTEL OVER 5,000 SQUARE FEET AND AUTOMOBILE PARKING in a C-2 (Community Business) District within an Interim NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to construct a four story hotel with 53 rooms and 53 parking spaces (37 independently accessible) and the remainder valet parking. Total floor area would be approximately 34,000 square feet.
(Continued from Regular Meeting of November 6, 1986)

CONTINUED TO DECEMBER 11, 1986

VOTE: 6-0

25. 86.586C (Badiner)
642 COMMERCIAL STREET, Lot 31 in Assessor's Block 227; 641 COMMERCIAL STREET, Lot 11 in Assessor's Block 227; and 653 COMMERCIAL STREET, Lot 27 in Assessor's Block 227, north side between Montgomery and Kearny Streets; and 505 MONTGOMERY STREET, Lots 5, 6, 6A, 7, 8, 9, 10, and 28 in Assessor's Block 227, west side between Sacramento and Commercial Streets - Request for AMENDMENT TO CONDITIONAL USE AUTHORIZATION granted by City Planning Commission Motion 10050, adopted June 28, 1984, for the project commonly known as 505 Montgomery Street, to allow the provision of an approximately 2,000 square foot open air park as an alternative

3:15 P.M. cont.

Item #86.586C cont.

to an 1,860 square foot enclosed open space within a retail arcade, and to authorize up to an additional 15,000 gross square feet of office within the 505 Montgomery Street project on a site subject to C-3-0 (Downtown Commercial, Office) District, and a 300-I Height and Bulk District, and in the Chinatown Community Business District, and in a 50-X Height and Bulk District.

4:40 - 4:55 P.M.

II.A.555 - 683

Project sponsor: Martin Brown, No other testimony.

APPROVED WITH CONDITIONS, MOTION #10867

VOTE: 6-0

26. 86.404C (Chavis)
1251 - 3RD AVENUE, southwest corner at Hugo Street, Lot 1 in Assessor's Block 1152 - Request for authorization of Conditional Use to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT in an RH-2 (House, Two-Family) District in a L.C.U. (Limited Commercial Use) area. The proposal is to install five tables with sixteen chairs, and hours of operation to be extended until midnight in approximately 255 square feet of floor area.

4:55 5:05 P.M.

II.A.686 - 809

Project sponsor: William Nasser (Retracted request for extension in hours of operation). Speakers: 1. Mark Mindrup (pro), 2. Karen Germano (Pro), 3. George Dar.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON DECEMBER 11, 1986.

VOTE: 6-0

27. 86.520C (Marsh)
1801 VICENTE STREET, south side between 28th and 30th Avenues, Lot 3 in Assessor's Block 2468A - Request for authorization of Conditional Use to permit the use of a TEMPORARY STRUCTURE in conjunction with renovation of an existing school in an RH-1 (House, One Family) District.

5:05 - 5:10 P.M.

II.A. 811 - 843

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #10868

VOTE: 6-0

28. 85.495E2C (Skiffer)
98 PARKRIDGE DRIVE and 98 and 125 GARDENSIDE DRIVE, Lots 8, 9, and 10 in Assessor's Block 2854 - Consideration of RECLASSIFICATION from an RH-2 (House, Two Family) district to an RH-3 (House, Three Family) district, and Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to legalize a) the existing 112 dwelling units, b) the existing rear yard and open space and c) the off-street parking.

3:15 P.M. cont.

Item 85.495EZC cont.

5:10 - 5:20 P.M.

II.A.844 - II.B.127

Project sponsor rep: Jack Cooley. Speaker: Ramona - Twin Peaks Council.

APPROVED RECLASSIFICATION, RESOLUTION #10869

VOTE: 5-1

VOTING NO: COMMISSIONER KARASICK

APPROVED WITH CONDITIONS P.U.D., MOTION #10870

VOTE: 5-1

VOTING NO: COMMISSIONER KARASICK

29. 86.514C

(Skiffer)

2843 - 49 MISSION STREET, through lot to Lilac Alley, east side between 24th and 25th Streets, Lot 28 in Assessor's Block 6517 - Request for authorization of CONDITIONAL USE to CONVERT FOUR SECOND STORY DWELLING UNITS to commercial use in a C-2 (Community Buissness) district and an Interim NC-3 (Moderate-Scale Neighborhood Commercial) District.

5:20 - 5:25 P.M.

II.B.129 - 274

Project sponsor rep: Aaron Wong. Speaker: Harold Strassner.

DISAPPROVED, MOTION #10871

VOTE: 6-0

30. 86.574C

(Skiffer)

1215 TARAVAL STREET, south side between 22nd and 23rd Avenues, Lot 39 in Assessor's Block 2403 - Request for authorization of Conditional Use to CONVERT A SECOND STORY APARTMENT UNIT to commercial use in a C-2 (Community Business) district and an Interim NC-2 (Small Scale Neighborhood Commercial) District.

5:25 - 5:35 P.M.

II.B.275 - 381

Project sponsor rep: Paul Makaymassios. Speaker: Howard Strassner

DISAPPROVED, MOTION #10872

VOTE: 6-0

31. 86.449C

(Miller)

846-848 BRUNSWICK STREET and 5825 MISSION STREET, Block bounded by Mission, Oliver, Brunswick and Acton Streets, Lots 2, 14, 15 and 27 in Assessor's Block 6472 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for an ADDITION TO A CHURCH/COMMUNITY CENTER (San Francisco Christian Center) in RH-1 (House, One-Family) and C-2 (Community Business)/Interim NC-2 (Small-Scale Neighborhood Commercial) districts.

CONTINUED TO JANUARY 22, 1987

VOTE: 6-0

32. 86.522C

(Miller)

2253 UNION STREET, south side between Steiner and Fillmore Streets, Lot 29 in Assessor's Block 539 - Request for authorization of Conditional Use and for a Special Use for a 15-ROOM BED-AND-BREAKFAST INN in a C-2 (Community Business)/Interim Union Street Neighborhood Commercial District and the Union Street Special Use District.

3:15 P.M. cont.

Item #86.522C cont.

5:35 - 5:50 P.M.

II.B.386 - 637

Project sponsor: Stanley Dintcho. Project architect: Jack Vallee. Speaker: Bob Dougherty.

CONTINUED TO DECEMBER 18, 1986

VOTE: 6-0

33. 86.578C

(Miller)

1200 VAN DYKE AVENUE, north corner at Hawes Street, Lot 15 in Assessor's Block 4812 - Request for authorization of Conditional Use for an AUTOMOBILE WRECKING OPERATION in an M-1 (Light Industrial) district.

5:50 - 6:20 P.M.

II.B.638 - III.A.093

Project sponsor rep: Wayne Rieke. Speakers: 1. Harold Madison, 2. Mike Garza.

PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS, (i.e., extension limited to 24 months, and toxic wastes to be cleaned up by the end of 24-month period).

FINAL LANGUAGE ON DECEMBER 18, 1986

VOTE: 6-0

34. 86.502EAC

(Miller)

900 FRONT STREET, east side between Vallejo and Green Streets, Lot 1 (entire block) in Assessor's Block 137 (within the Northeast Waterfront Historic District) - Request for authorization of Conditional Use and a Certificate of Appropriateness to construct TWO SATELLITE DISH ANTENNAE in a C-2 (Community Business) district and within the Northern Waterfront Special Use District No. 3.

6:20 - 6:40 P.M.

II.A.096 - 422

Project sponsor rep: Zane Gresham, Ed Johnson.

No public testimony received.

APPROVED CONDITIONAL USE WITH CONDITIONS, MOTION #10873

VOTE: 5-0

ABSENT: COMMISSIONER HEMPHILL

APPROVED CERTIFICATE OF APPROPRIATENESS, MOTION #19874

VOTE: 5-0

ABSENT: COMMISSIONER HEMPHILL

35. 85.414E

(Maxwell)

101 SECOND STREET - public hearing on the draft Environmental Impact Report for the construction of a 463,253 gross square foot (gsf) building with about 454,920 gsf of office, about 7,350 gsf of retail and about 32,880 gsf of parking (91 spaces) rising 32 stories (about 460 feet) involving the demolition of four commercial buildings containing about 91,600 gsf of office, about 20,650 gsf of retail, and about 17,450 gsf of tenant storage.

Item #85.414E cont.

6:40 - 6:45 P.M.

III.A.424 - 547

Note: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Commissioner Bierman read comments. No other speakers.

PUBLIC HEARING CLOSED

VOTE: 5-0

ABSENT: COMMISSIONER HEMPHILL

Adjournment

AT 6:45 P.M.

NOTE ON APPEALS: Commission Action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-4656.

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JAN 8 1987

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≡ SAN FRANCISCO
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REGULAR MEETING
THURSDAY
≡ DECEMBER 11, 1986
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

12:00 NOON

FIELD TRIP: To view the sites of matters pending before the City Planning Commission.

COMPLETED

1:30 P.M.

Meeting was called to order at 1:45 p.m.

A. DIRECTOR'S REPORT

Director and Zoning Administrator asked that no final action be taken today on matters requiring Prop. M findings.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

1. 86.404C (Chavis)
1251 - 3RD AVENUE, southwest corner at Hugo Street, Lot 1 in Assessor's Block 1152 - Consideration of final language to APPROVE authorization of Conditional Use to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT in an RH-2 (House, Two-Family) District in a L.C.U. (Limited Commercial Use) area. The proposal is to install five tables with sixteen chairs, and hours of operation to be extended until midnight in approximately 255 square feet of floor area. (Public hearing closed and continued from Regular Meeting of December 4, 1986)

CONTINUED TO DECEMBER 18, 1986
ABSENT: COMMISSIONER ALLEN

VOTE: 6-0

1:30 P.M. cont.

2. 86.477D (Sullivan)
533 - 29TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1515 - Consideration of final language to APPROVE Building Permit Application No. 8609302 for the construction of a two-family dwelling with three floors of occupancy including the garage.
(Public hearing closed and continued from Regular Meeting of December 4, 1986)

CONTINUED TO DECEMBER 18, 1986
ABSENT: COMMISSIONER ALLEN

VOTE: 6-0

D. REGULAR CALENDAR

3. (Shao)
Consideration of a resolution adopting the findings of the joint Department of City Planning and Parking Authority study "Neighborhood Parking Plan 1986-1990".

Passed motion to accept report and instruct transmittal of report to Mayor NO WRITTEN RESOLUTION VOTE: 6-0
ABSENT: COMMISSIONER ALLEN
4. 86.587R (Shotland)
Review for conformity with the Master Plan of the proposed construction of an Army Commissary at Crissy Field, between Old Mason Street and Doyle Drive, at the Presidio of San Francisco.

FOUND NOT CONSISTENT WITH MASTER PLAN, UNLESS LANDSCAPE PLAN INCORPORATED AND HEIGHT LOWERED.
5. 86.458T (Nixon)
Ordinance Amending Section 351 of the Planning Code relating to fee exemptions for non-profit organizations engaged in the development of affordable residential structures. (Board of Supervisors file 115-86-27).
(Continued from Regular Meeting of November 20, 1986)

Passed motion instructing Director to discuss with Supervisors' alternative means of subsidizing projects.
6. 85.693ECRVZ (Siegel)
BROADWAY AND MASON STREETS, (Pineview) southwest corner, Lot 42 in Assessor's Block 152 - Public hearing on the draft Environmental Impact Report for the construction of a six story, 58-foot tall, 70-unit, elderly and handicapped, rental apartment building of 36,100 gross square feet (gsf) including a 4,700 gsf senior community center and 12 parking spaces (3,400 gsf), involving the leasing by the City of air rights over the Broadway Tunnel. A rezoning from RM-2 to RM-4 would be required, as would Conditional Use authorization and variance approval.

1:30 P.M. cont.

Item #85.693ECRVZ cont.

After 2 1/2 hours of testimony - PUBLIC HEARING CLOSED VOTE: 7-0

7. 85.574EC (Blazej)
1599 LOMBARD STREET, southeast corner at Gough Street - Request for authorization of Conditional Use to permit a TOURIST HOTEL OVER 5,000 SQUARE FEET AND AUTOMOBILE PARKING in a C-2 (Community Business) District within an Interim NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to construct a four story hotel with 53 rooms and 53 parking spaces (37 independently accessible) and the remainder valet parking. Total floor area would be approximately 34,000 square feet.
(Continued from Regular Meeting of December 4, 1986)

Passed motion of intent to APPROVE with conditions, Final language on Prop. M on December 18, 1986. VOTE: 6-0
ABSENT: COMMISSIONER ALLEN

8. 86.365L (J. Malone)
BLACKSTONE COURT HISTORIC DISTRICT - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider 9-11, 30 and 30 1/2 Blackstone Court and the street right-of-way known as Blackstone Court, Being Lots, 3, 3H, and 8 in Assessor's Block 504 as a Historic District pursuant to Article 10 of the City Planning Code.
(Continued from Regular Meeting of November 20, 1986)

CONTINUED TO DECEMBER 18, 1986 VOTE: 7-0

9. 83.464E (Christie)
50 GUY PLACE, north side near First Street - Appeal of Preliminary Negative Declaration for a 17,500 square foot office building which would contain 15 off-street parking spaces.
(Continued from Regular Meeting of December 4, 1986)

CONTINUED TO DECEMBER 18, 1986. VOTE: 7-0

10. 83.464ECD (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Consideration of Request for Discretionary Review of Building Permit Application No. 8308495 for the construction of a six-story, 68-foot high office building of approximately 14,325 square feet.

CONTINUED TO DECEMBER 18, 1986 VOTE: 7-0

11. 83.464ECD (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Discretionary Review of Building Permit Application No. 8308495, as described above.

1:30 P.M. cont.

Item #83.464ECD cont.

CONTINUED TO DECEMBER 18, 1986

VOTE: 7-0

12. 83.464EC (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Request for authorization of Conditional Use to permit SITE COVERAGE OF OVER 80 PERCENT ON A SLOPING SITE in an M-1 (Light Industrial) District, in the Rincon Hill Special Use District, Commercial Industrial Sub-district, in an 84-R Height and Bulk District. The proposal is to construct a six story, 68 foot high office building of approximately 14,325 square feet.
(Continued from Regular Meeting of December 4, 1986)

CONTINUED TO DECEMBER 18, 1986

VOTE: 7-0

3:30 P.M.

13. 86.628C (Marsh)
1400 PINE STREET, northwest corner at Larkin Street, Lot 4 in Assessor's Block 645 - Request for authorization of Conditional Use for PARKING in (Community Business) district and in the Interim Polk Street Neighborhood Commercial district.

Passed motion of intent to APPROVE with conditions, Final language on December 18, 1986
VOTE: 7-0

14. 86.250C (Green)
1271 - 48TH AVENUE, west side between Irving Street and Lincoln Way, Lot 10 in Assessor's Block 1702 - Request for authorization of Conditional Use to Modify Conditions of Resolution No. 8909 passed in 1981, to permit continued use of a non-conforming parking of three (3) trucks with equipment for roofing inside the garage only, on the property for an additional Five Years, in an RH-2 (House, Two-Family) district.

CONTINUED TO DECEMBER 18, 1986

VOTE: 7-0

15. 86.455C (McDonald)
2600 POLK STREET, northeast corner of Polk and Greenwich Streets, Lot 18 in Assessor's Block 501 - Request for authorization of Conditional Use to construct a 33-unit building EXCEEDING A HEIGHT OF 40 FEET in an RM-2 (Mixed Residential, Moderate Density) district within a 65-A Height and Bulk district.

Passed motion of intent to APPROVE with conditions, Final language on January 8, 1987
VOTE: 6-1

VOTING NO: COMMISSIONER KARASICK

3:30 P.M. cont

16. 83.196E (Maxwell)
TRINITY PLAZA - Public hearing on the draft Environmental Impact Report for the construction of two 28-story, 264-ft. high buildings, one 17-story, 196-ft. high building, one 10-story, 150-ft. high building with 145,735 gross square feet (gsf) of residence (1999 dwelling units), 132,500 gsf of retail, 49,600 gsf of office, 48,565 gsf of tenant storage, 904 parking spaces and 12 loading docks, involving the demolition of a 3-7 story building with 358 dwelling units, 10,450 gsf of retail, 22,400 gsf of office and 330 parking spaces. The project would require Conditional Use authorization.

PUBLIC HEARING CLOSED

VOTE: 7-0

17. 85.533ZT (Bateson)
MID-MARKET AREA - Area generally bounded by Fifth, Market, Ninth and Mission and Natoma Streets, and including portions of Assessor's Block 3701, 3702, 3703, 3704 and 3725 - Consideration of interim zoning controls and permanent amendments to Zoning Map and City Planning Code text to reclassify height and bulk districts located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F, 90-X - 150-F, 90-X - 240-F and 120-X; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market Street area for affordable housing and for height restrictions on buildings shading United Nations Plaza. In its actions, the Commission may modify the proposed interim or permanent Zoning controls and consider the alternative proposed by the Board of Supervisors.
(Continued from Regular Meeting of November 20, 1986)

Passed motion asking Director to respond to Board of Supervisors' P.H.&D Committee with CPC's intent to APPROVE P.H.&D Alternative height proposal subject to final Prop. M findings VOTE: 6-1
VOTING NO: COMMISSIONER KARASICK

18. 86.547T
Consideration of resolution adopting findings of consistency with the Priority Policies established by Proposition M, pursuant to Section 101.1 of the City Planning Code, relating to amendments to Section 165 of the City Planning Code to require periodic notice to certain employees of child care plans and services, which amendments were previously approved by Resolution No. 10855.

CONTINUED TO DECEMBER 18, 1986

VOTE: 7-0

19. 86.429ET
Consideration of resolution adopting findings of consistency with the Priority Policies established by Proposition M, pursuant to Section 101.1 of the City Planning Code, relating to the proposed

3:30 P.M. cont.

Item #86.429ET cont.

amendments to Section 204.5 of the City Planning Code to allow temporary approval of auto wrecking yards under specified circumstances, which amendments were previously approved by Resolution No. 10819.

CONTINUED TO DECEMBER 18, 1986

VOTE: 7-0

20. 86.433ETZ

Consideration of resolution adopting findings of consistency with the Priority Policies established by Proposition M, pursuant to Section 101.1 of the City Planning Code, relating to the proposed ordinance prohibiting the approval of permits for financial institutions on those blocks bounded by Mason Street, Lombard Street, Grant Avenue and Broadway for twelve months or until permanent legislative controls through the adoption of the neighborhood commercial rezoning ordinance are put into effect.

CONTINUED TO DECEMBER 18, 1986

VOTE: 7-0

21. 86.432EZT

Consideration of resolution adopting findings of consistency with the Priority Policies established by Proposition M, pursuant to Section 101.1 of the City Planning Code, relating to the proposed ordinance prohibiting the approval of permits for the establishment and operation of restaurants, fast food establishments and bars on Clement Street between Arquello Boulevard and Funston Avenue for twelve months (CPC Case No. 86.432EZT).

CONTINUED TO DECEMBER 18, 1986

VOTE: 7-0

22. 86.473ETZ

Consideration of resolution adopting findings of consistency with the Priority Policies established by Proposition M, pursuant to Section 101.1 of the City Planning Code, relating to the proposed ordinance prohibiting the approval of permits for financial institutions on those eighteen blocks bounded by Kearny Street, Columbus Avenue, Powell Street, Broadway and California Street for twelve months.

CONTINUED TO DECEMBER 18, 1986

VOTE: 7-0

23. 84.613Ezc

(Miller)

669 EIGHTH STREET and 650 TOWNSEND STREET, northwest side of Townsend Street between Seventh and Eighth Streets, Lots 5, 6, 7 and 8 in Assessor's Block 3783 - Consideration of findings of consistency with the Priority Policies of Proposition M for a reclassification of property from a 40-X to 65-X and 100-X Height and Bulk Districts, which reclassification was previously approved by Resolution No. 10837.

3:30 P.M. cont.

Item #84.613EZC cont.

CONTINUED TO DECEMBER 18, 1986

VOTE: 7-0

24. 84.613EZC

690 TOWNSEND STREET, north corner of Townsend and Eighth Streets, Lot 6 in Assessor's Block 3783 - Consideration of findings of consistency with the Priority Policies of Proposition M for a Conditional Use permit of a hotel in an M-2 (Heavy Industria) district, which Conditional Use was authorized by City Planning Commission Motion NO. 10838.

CONTINUED TO DECEMBER 18, 1986

VOTE: 7-0

25. 86.370R

TOWNSEND STREET, northwest side between Seventh and Eighth Streets, and EIGHTH STREET, northeast side between Townsend and Brannan Streets - Consideration of findings of consistency with the Priority Policies of Proposition M for a change in the official sidewalk width from 10 feet to 25 feet, which the City Planning commission found to be in conformity with the Master Plan at its meeting of October 23, 1986.

CONTINUED TO DECEMBER 18, 1986

VOTE: 7-0

Adjournment

NOTE ON APPEALS: Commission Action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-4656.

SF
C55
#21
12/18/86

S U M M A R Y

DOCUMENTS DEPT.

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 18, 1986
ROOM 282, CITY HALL
1:30 P.M.

JAN 8 1987

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin - Deputy Director, George Williams - Assistant Director for Plans and Programs, Robin Jones, Martha Kessler, Lu Blazej, Vincent Marsh, Jonathan Malone, David Hood, Gil Chavis, Gerald Green, Larry Badiner, Clinton Loftman, Barbara Sahm, Jim Miller, Catherine Siegel, Sally Maxwell and Lori Yamauchi - Administrative Secretary.

1:30 P.M.

Meeting was called to order at 1:40 P.M.

A. DIRECTOR'S REPORT

1. 86.615ETZ (Jones)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, C-M, RC-2, RC-3, and RC-4 districts: RESOLUTION OF INTENT TO INITIATE PERMANENT CONTROLS, including amendments to the Zoning Map and text of the City Planning Code with a Sunset Clause terminating the provisions eighteen months after the effective date; RESOLUTION OF INTENT TO ADOPT GUIDELINES, in the form of proposed amendments to the Master Plan; and DECLARATION OF INTENTION TO HOLD A PUBLIC HEARING ON JANUARY 29, 1987, at 2:00 pm, in the Board of Supervisors Chambers at City Hall. The proposed amendments are contained in the Draft Ordinance, Neighborhood Commercial Rezoning, Proposal for Adoption, November 1986. The proposed permanent amendments to the Zoning Map and the City Planning Code would establish boundaries and controls for Neighborhood Commercial (NC) General Area and Individual Area Districts. Main provisions of the proposed amendments include: Article 7, a new article of the Planning Code regulating building standards and uses in neighborhood commercial districts, new conditional use review procedures and criteria, and new compliance regulations in neighborhood commercial districts.

Item #86.615ETZ cont.

1:45 - 1:50 P.M.

APPROVED, RESOLUTION #10875

I.A.082 - 185

VOTE: 7-0

2. 86.6L6ETZM

(Jones)

NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, various locations in and adjacent to all Neighborhood Commercial (NC) districts: RESOLUTION OF INTENT TO INITIATE AN AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE, to delete the Sunset Clause for Neighborhood Commercial District Controls to continue the controls beyond the eighteen month limit for an indefinite period; RESOLUTION OF INTENT TO CONSIDER AMENDMENTS TO THE MASTER PLAN, including amendments to the Commerce and Industry Element, the Residence Element, and the Land Use Maps for the City and County of San Francisco; and DECLARATION OF INTENTION TO HOLD A PUBLIC HEARING ON JANUARY 29, 1987, at 2:00 p.m., in the Board of Supervisors Chambers at City Hall. The proposed amendments to the Master Plan are contained in the Neighborhood Commercial Rezoning, Proposal for Adoption, November 1986.

1:45 - 1:50 P.M.

APPROVED, RESOLUTION #10876

I.A.082 - 185

VOTE: 7-0

2a. CONSIDERATION OF RESOLUTION authorizing the Director of Planning to extend the contract with the Center for Environmental Change to February 28, 1987.

No public testimony received.

APPROVED, RESOLUTION #10877

ABSENT: COMMISSIONER HEMPHILL

I.A.040 - 078

VOTE: 6-0

Mr. Macris also reported on the receipt of the City Attorney's opinion on the legal effects of Proposition M, and the one remaining question yet unanswered which the Department has asked of the City Attorney, i.e., how many square feet of office space can the Commission allocate in the first round or review period. George Williams, Assistant Director for Plans and Programs, summarized the main points of the City Attorney's opinion and responded to the Commissioners' questions.

I.A.185 - 450

B. COMMISSIONERS' QUESTIONS & MATTERS

C. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 86.404C

(Chavis)

1251 - 3RD AVENUE, southwest corner at Hugo Street, Lot 1 in Assessor's Block 1152 - Consideration of final language to APPROVE authorization of Conditional Use to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT in an RH-2 (House, Two-Family) District in a L.C.U. (Limited Commercial Use) area. The proposal is to install five tables with sixteen chairs, and hours of operation to be extended until midnight in approximately 255 square feet of floor area. (Public hearing closed and continued from Regular Meeting of December 11, 1986)

1:30 P.M. cont.

Item 86.404C cont.

APPROVED WITH CONDITIONS, MOTION #10878

VOTE: 7-0

4. 86.477D (Sullivan)
533 - 29TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1515 - Consideration of final language to APPROVE Building Permit Application No. 8609302 for the construction of a two-family dwelling with three floors of occupancy including the garage.
(Public hearing closed and continued from Regular Meeting of December 11, 1986)

APPROVED WITH CONDITIONS, MOTION #10879

VOTE: 7-0

5. 85.574EC (Blazej)
1599 LOMBARD STREET, southeast corner at Gough Street - Consideration of final language to APPROVE the authorization of Conditional Use to permit a TOURIST HOTEL OVER 5,000 SQUARE FEET AND AUTOMOBILE PARKING in a C-2 (Community Business) District within an Interim NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to construct a four story hotel with 53 rooms and 53 parking spaces (37 independently accessible) and the remainder valet parking. Total floor area would be approximately 34,000 square feet.
(Public hearing closed and Continued from Regular Meeting of December 4, 1986)

APPROVED WITH CONDITIONS, MOTION #10880

VOTE: 7-0

6. 86.628C (Marsh)
1400 PINE STREET, northwest corner at Larkin Street, Lot 4 in Assessor's Block 645 - Consideration of final language to APPROVE the authorization of Conditional Use for PARKING in a C-2 (Community Business) district and in the Interim Polk Street Neighborhood Commercial district.
(Public hearing closed and Continued from Regular Meeting of December 11, 1986)

APPROVED WITH CONDITIONS, MOTION #10881

VOTE: 7-0

7. 86.578C (Miller)
1200 VAN DYKE AVENUE, north corner at Hawes Street, Lot 15 in Assessor's Block 4812 - Consideration of final language to APPROVE with conditions the authorization of Conditional Use for an AUTOMOBILE WRECKING OPERATION in an M-1 (Light Industrial) district.
(Public hearing closed and Continued from Regular Meeting of December 4, 1986)

CONTINUED TO JANUARY 8, 1987

VOTE: 7-0

1:30 P.M. cont.

D. REGULAR CALENDAR

8. 86.365L (J. Malone)
BLACKSTONE COURT HISTORIC DISTRICT - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider 9-11, 30 and 30 1/2 Blackstone Court and the street right-of-way known as Blackstone Court, Being Lots, 3, 3H, and 8 in Assessor's Block 504 as a Historic District pursuant to Article 10 of the City Planning Code.
(Continued from Regular Meeting of December 11, 1986)

2:40 - 3:35 P.M.

I.A.818 - I.B.774

Speakers: 1. Jean Kortum - Landmarks Preservation Advisory Board. 2. Anne Bloomfield (pro). 3. Lisa Spangler (pro). 4. Michael Crow - National Park Service (pro). 5. Elizabeth McClintock (pro). 6. George Bavone (con). 7. Jeremy Kotas (con). 8. Clara Giannini (con).

9. 86.592TE (Mabelitini)
Consideration of proposed amendments to Section 314.4 of the Planning Code as initiated by the Board of Supervisors concerning child care in office and hotel developments. (Board of Supervisors File 115-86-20.5)
Copies of these amendments are available from the City Planning Development, Zoning Counter at 450 McAllister St. 5th floor, 558-3055.

CONTINUED TO JANUARY 15, 1987

VOTE: 7-0

10. POLK AND McALLISTER STREETS, northwest corner, Lot 2 in Assessor's Block 766 - Review of Sign Permit Application No. 8612093 for a free-standing business sign in a parking lot in a P (Public Use) district, per Section 605 of the City Planning Code.
(Continued from Regular Meeting of December 11, 1986)

3:35 - 3:45 P.M.

I.B.788 - 875

No public testimony received. After considering an alternative sign tower design proposed by the Department, the Commission approved the original design, as currently displayed on the site.

APPROVED FOR DURATION OF CURRENT OPERATOR'S LEASE

VOTE: 7-0

11. 85.533ZT (Bateson)
MID-MARKET AREA - Area generally bounded by Fifth, Market, Ninth and Mission and Natoma Streets, and including portions of Assessor's Block 3701, 3702, 3703, 3704 and 3725 - Consideration of interim zoning controls and permanent amendments to Zoning Map and City Planning Code text to reclassify height and bulk districts located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F, 90-X - 150-F, and 120-X; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market Street area for affordable housing and for height restrictions on buildings shading United Nations Plaza. The

Item 85.533ZT cont.

Commission will consider a revised proposal which reflects height and bulk districts proposed by the Board of Supervisors and referred to the Commission on November 26, 1986

(Continued from Regular Meeting of December 11, 1986)

2:10 - 2:20 P.M.

I.A.547 - 684

Speakers: 1. David Cincotta - Trinity Properties rep. 2. Howard Wexler. Staff will prepare alternative height proposal which will need to be initiated by the Commission.

CONTINUED TO JANUARY 8, 1987

VOTE: 7-0

12. 86.60ED

(Hood)

144, 150-154 MUSEUM WAY, 208-208A STATES STREET, mid-block between Roosevelt Way and Castro Street; Lots 13, 14, and 15 in Assessor's Block 2620 - DISCRETIONARY REVIEW of Building Permit Applications Nos. 8514131, 8514133 and 8514134 for the demolition of two residential buildings with a total of five units, and the construction of three two-unit buildings with parking for a total of six vehicles.

(Continued from Regular Meeting of November 20, 1986)

4:00 - 4:30 P.M.

II.A.152 - 476

Speakers: 1. Jack Kavanaugh - project sponsor. 2. Jo Wheeler - Neighborhood Coalition. 3. Margaret Garvin.

APPROVED WITH CONDITIONS, MOTION #10883

VOTE: 7-0

13. 86.525C

(Hood)

555-7-9 2ND STREET, east side between De Boom and Federal Streets, Lot 45 in Assessor's Block 3774 - Request for authorization of Conditional Use to convert one dwelling unit on each of the second and third stories for a total of two dwelling units to commercial use in a M-1 (Light Industrial) District.

(Continued from Regular Meeting of December 11, 1986)

4:30 - 4:35 P.M.

II.A.477 - 599

Speakers: 1. William Hine - rep. property owner. 2. Mr. Woodcott - son of property owner. 3. Alice Carey (con).

DISAPPROVED, MOTION #10884

VOTE: 7-0

14. 83.464E

(Christie)

50 GUY PLACE, north side near First Street - Appeal of Preliminary Negative Declaration for a 17,500 square foot office building which would contain 15 off-street parking spaces.

(Continued from Regular Meeting of December 11, 1986)

4:35 - 5:05 P.M.

II.A.600 - II.B.026

Speakers: 1. Jack Scott - rep. project sponsor. 2. Frederick Hertz - rep. Rin-Ten-Ten, Neighborhood group opposed to project. 3. Alice Carey (con). 4. Gene DeMar (con).

NEGATIVE DECLARATION SUSTAINED, MOTION #10885

VOTE: 7-0

1:30 P.M. cont.

15. 83.464EC (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Request for authorization of Conditional Use to permit SITE COVERAGE OF OVER 80 PERCENT ON A SLOPING SITE in an M-1 (Light Industrial) District, in the Rincon Hill Special Use District, Commercial Industrial Sub-district, in an 84-R Height and Bulk District. The proposal is to construct a six story, 68 foot high office building of approximately 14,325 square feet.
(Continued from Regular Meeting of December 11, 1986)

II.A.600 - II.B.026

THIS ITEM WAS HEARD WITH ITEM No. 14.
CONTINUED TO FEBRUARY 12, 1987

VOTE: 7-0

16. 83.464ECD (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Consideration of Request for Discretionary Review of Building Permit Application No. 8308495 for the construction of a six-story, 68-foot high office building of approximately 14,325 square feet.
(Continued from Regular Meeting of December 11, 1986)

II.A.600 - II.B.026

THIS ITEM WAS HEARD WITH ITEM No. 14.
CONTINUED TO FEBRUARY 12, 1987

VOTE: 7-0

17. 83.464ECD (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Discretionary Review of Building Permit Application No. 8308495, as described above.
(Continued from Regular Meeting of December 11, 1986)

CONTINUED TO FEBRUARY 12, 1987

VOTE: 7-0

18. 86.458T (Nixon)
Ordinance Amending Section 351 of the Planning Code relating to fee exemptions for non-profit organizations engaged in the development of affordable residential structures. (Board of Supervisors file 115-86-27).
(Continued from Regular Meeting of December 11, 1986)

CONTINUED TO JANUARY 8, 1987

VOTE: 7-0

3:00 P.M.

19. 85.397E (Loftman)
91 DRUMM STREET, at Sacramento Street, Lot 1 in Assessor's Block 235 - Appeal of Preliminary Negative Declaration for the demolition of a two-story, 5,706 square-foot office/assembly building (The National Maritime Union of America) and the construction of a 17-story, 51,760 gross-square-foot office/retail building.
(Continued from Regular Meeting of November 20, 1986)

3:00 P.M. cont.

Item #85.397E cont.

5:20 - 6:15 P.M.

II.B.239 - III.A.145

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Appellant representative and organized opposition: Robert McCarthy, Jon Twichell, Eddy Lau, Gordon Lau. 2. Georgia Brittan - San Francisco for Reasonable Growth (appellant). 3. Richard Roisman - Union Bank (con). 4. Jeffrey Henne (con). 5. Stephen Taber - Coalition of San Francisco Neighborhoods (con). 6. Michael Levin (con). 7. John Harris - project sponsor rep.

Commissioners Bierman and Nakashima moved and seconded for a focused EIR on the project, but after further discussion, the Commission asked that the building be reduced in scale, thus deferring the decision on the Negative Declaration.

CONTINUED TO FEBRUARY 5, 1987

VOTE: 7-0

20. 86.250C

(Chavis)

1271 - 48TH AVENUE, west side between Irving Street and Lincoln Way, Lot 10 in Assessor's Block 1702 - Request for authorization of Conditional Use to Modify Conditions of Resolution No. 8909 passed in 1981, to permit continued use of a non-conforming parking of three (3) trucks with equipment for roofing inside the garage only, on the property for an additional Five Years, in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of December 11, 1986)

5:10 - 5:20 P.M.

II.A.065 - 223

Speakers: 1. John Soso - SPEAK (con). 2. Harold Yowley - project sponsor.

APPROVED FOR THREE YEARS EXTENSION FROM APRIL, 1986

VOTE: 6-1

VOTING NO: COMMISSIONER ROSENBLATT

21. 86.451C

(Green)

1497-99 CHURCH STREET, northeast corner at 27th Street, Lot 24 in Assessor's Block 6578 - Request for authorization of Conditional Use to permit a FAST FOOD and TAKE-OUT ESTABLISHMENT in an RC-1 (Residential, Commercial Combined: Low-Density) District within an interim NC-1 (Neighborhood Commercial Cluster) District. The proposal is to install a pastry shop with seating for up to 24 persons in approximately 1,000 square feet of floor area.

(Continued from Regular Meeting of November 20, 1986)

6:30 - 6:50 P.M.

III.A.212 - 520

Speakers: 1. Gordon Lau - project sponsor rep. 2. Kevin McWilliams (pro). 3. Sylvia Powell (pro). 4. Judy Storm (pro). 5. Sybil Richards (pro). 6. Cathy Devine (con).

APPROVED WITH CONDITIONS, MOTION #10886

VOTE: 7-0

3:00 P.M. cont.

22. 86.600C (Green)
1402 GRANT AVENUE, on easterly side between Green and Union Streets,
Lot 19 in Assessor's Block 115 - Request for authorization of
Conditional Use to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT in a
C-2 (Community Business) District within an interim North Beach
Neighborhood Commercial District. The proposal is to install a
pastry and ice cream shop with seating for approximately twelve (12)
persons in approximately 460 square feet of floor area.

6:50 - 7:05 P.M.

III.A.52L - 735

Speakers: 1. Abal Shahein - project applicant. 2. Jane Winslow (con).
APPROVED WITH CONDITIONS, MOTION #10887

VOTE: 7-0

23. 86.522C (Miller)
2253 UNION STREET, south side between Steiner and Fillmore Streets,
Lot 29 in Assessor's Block 539 - Request for authorization of
Conditional Use and for a Special Use for a 15-Room BED-AND-BREAKFAST
INN in a C-2 (Community Business)/Interim Union Street Neighborhood
Commercial District and the Union Street Special Use District.
(Continued from Regular Meeting of December 4, 1986)

7:05 - 7:20 P.M.

III.A.738 - 874

Speakers: 1. Terry Pimsteur. 2. Stanley Dintcho - project sponsor.
PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS; FINAL LANGUAGE
AND DESIGN ON JANUARY 15, 1987
VOTING NO: COMMISSIONER NAKASHIMA

VOTE: 6-1

24. 86.395C (Miller)
814 SOUTH VAN NESS AVENUE, west side between 19th and 20th Streets,
Lot 3 in Assessor's Block 3595 - Request for authorization of
Conditional Use for the construction of a RESIDENTIAL CARE FACILITY
for 40 persons in an RH-3 (House, Three-Family) district.

7:20 - 7:45 P.M.

III.A.883 - III.B.424

Speakers: 1. Nicholas Agbabiaka - project architect. 2. Mary
Remington. 3. John Riggs (pro). 4. William McHeegan (con). 5.
Virginia McHeegan (con). 6. Andres Parangan - project sponsor.
CONTINUED TO JANUARY 8, 1987
ABSENT: COMMISSIONER BIERMAN

VOTE: 6-0

25. 86.123E (Bauman)
SAN FRANCISCO CONTAINER TERMINAL MODERNIZATION, Piers 80 through 96,
Assessor's Block 4304 and 4502A - Certification of the Final
Supplemental Environmental Impact Report which covers the effects of
proposed additional dredging in San Francisco Bay as part of the
Container Terminal Modernization.

4:05 - 4:08 P.M.

II.A.099 - 148

EIR CERTIFICATION APPROVED, MOTION #10882

VOTE: 7-0

3:00 P.M. cont.

26. 86.547T

Consideration of findings of consistency with the Priority Policies established by Proposition M, relating to amendments to Section 165 of the City Planning Code to require periodic notice to certain employees of child care plans and services, which amendments were previously approved by Resolution No. 10855.

(Continued from Regular Meeting of December 11, 1986)

CONTINUED TO JANUARY 8, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

27. 86.429ET

Consideration of findings of consistency with the Priority Policies established by Proposition M, relating to the proposed amendments to Section 204.5 of the City Planning Code to allow temporary approval of auto wrecking yards under specified circumstances, which amendments were previously approved by Resolution No. 10819.

(Continued from Regular Meeting of December 11, 1986)

No public testimony.

APPROVED, MOTION #10893

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

28. 86.433ETZ

Consideration of findings of consistency with the Priority Policies established by Proposition M, relating to the proposed ordinance prohibiting the approval of permits for financial institutions on those blocks bounded by Mason Street, Lombard Street, Grant Avenue and Broadway for twelve months or until permanent legislative controls through the adoption of the neighborhood commercial rezoning ordinance are put into effect.

(Continued from Regular Meeting of December 11, 1986)

No public testimony.

APPROVED, MOTION #10894

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

29. 86.432EZT

Consideration of findings of consistency with the Priority Policies established by Proposition M, relating to the proposed ordinance prohibiting the approval of permits for the establishment and operation of restaurants, fast food establishments and bars on Clement Street between Aracello Boulevard and Funston Avenue for twelve months.

(Continued from Regular Meeting of December 11, 1986)

No public testimony.

APPROVED, MOTION #10895

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

3:00 P.M. cont.

30. 86.473ETZ

Consideration of findings of consistency with the Priority Policies established by Proposition M, relating to the proposed ordinance prohibiting the approval of permits for financial institutions on those eighteen blocks bounded by Kearny Street, Columbus Avenue, Powell Street, Broadway and California Street for twelve months. (Continued from Regular Meeting of December 11, 1986)

No public testimony.

APPROVED, MOTION #10896

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

31. 84.613EZC

(Miller)

669 EIGHTH STREET and 650 TOWNSEND STREET, northwest side of Townsend Street between Seventh and Eighth Streets, Lots 5, 6, 7 and 8 in Assessor's Block 3783 - Consideration of findings of consistency with the Priority Policies of Proposition M for a reclassification of property from a 40-X to 65-X and 100-X Height and Bulk Districts, which reclassification was previously approved by Resolution No. 10837.

(Continued from Regular Meeting of December 11, 1986)

No public testimony.

APPROVED, MOTION #10890

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

32. 84.613EZC

690 TOWNSEND STREET, north corner of Townsend and Eighth Streets, Lot 6 in Assessor's Block 3783 - Consideration of findings of consistency with the Priority Policies of Proposition M for a Conditional Use permit of a hotel in an M-2 (Heavy Industria) district, which Conditional Use was authorized by City Planning Commission Motion NO. 10838.

(Continued from Regular Meeting of December 11, 1986)

No public testimony.

APPROVED, MOTION #10892

VOTE: 5-1

VOTING NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONER BIERMAN

33. 86.370R

TOWNSEND STREET, northwest side between Seventh and Eighth Streets, and EIGHTH STREET, northeast side between Townsend and Brannan Streets - Consideration of findings of consistency with the Priority Policies of Proposition M for a change in the official sidewalk width from 10 feet to 25 feet, which the City Planning commission found to be in conformity with the Master Plan at its meeting of October 23, 1986.

(Continued from Regular Meeting of December 1, 1986)

3:00 P.M. cont.

Item #86.370R cont.

No public testimony

APPROVED MOTION #10891

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

34. 85.388REZ

INDUSTRIAL STREET AND PALOU AVENUE, southeast corner, Lot 3 in Assessor's Block 5317 - Consideration of findings of consistency with the Priority Policies established by Proposition M, relating to a proposed reclassification of property from a P (Public) district to an M-1 (Light Industrial) district, which reclassification was approved by Resolution No. 10833.

No public testimony

APPROVED, MOTION #10889

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

5:00 P.M.

35. 85.244E

(Siegel)

ST. FRANCIS MEDICAL OFFICE BUILDING, southeast corner of Bush & Hyde Streets on Lot 31 of Assessor's Block 280 and addition to existing parking garage at 1234 Pine Street between Hyde and Leavenworth on Lot 9 of Assessor's Block 251 - Public hearing on the Draft Environmental Impact Report for the construction of a six-story, 80 foot tall medical office building including 46,645 gross square feet (gsf) medical office space, 14,830 gsf laboratory/clinic space 1,900 gsf retail space and 19,690 gsf of below-grade parking (117 valet spaces) after demolition of the existing 55 space surface parking lot; and the construction of an 18 foot tall addition to the existing 25 foot tall parking garage, adding 32,480 gsf of parking and 205 net increase of valet parking spaces. There would be a net increase 267 valet parking spaces in the total project. Conditional Use authorization would be required.

7:45 - 8:00 P.M.

III.B.437 - 626

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Richard Grabstein - rep. Mrs. Kingsland at 1250 Pine. 2. Louise Nichols - Nob Hill Neighbors. 3. Sue Hestor. 4. Norman Rolfe.

PUBLIC HEARING CLOSED

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

36. 86.85E

(Roos)

600 CALIFORNIA STREET, (Federal Home Loan Bank of California), west side of Kearny Street from California to Sacramento Streets, Lots 3 and 26 in Assessor's Block 241 - Public hearing on the Draft Environmental Impact Report for the construction of an office/retail building stepped from about 138 feet tall, nine stories (at.

5:00 P.M. cont.

Item #86.85E cont.

Sacramento Street) to about 244 feet tall, 18 stories (at California Street) plus subsurface parking; containing about 312,700 gross sq.ft. office, 7,900 gross sq. ft. retail, 10,400 gross sq. ft. open space, about 232 parking spaces and three truck loading docks; involving the demolition of a nine-story office building and a three level parking garage (600 California Street and 551 Kearny Street).

8:00 - 8:25 P.M.

III.B. 642 - 888

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Sue Diamond - Brobeck, Phleger and Harrison. 2. Rose Pak - Chinese Chamber of Commerce. 3. Gordon Chin - Chinatown Neighborhood Improvement Resource Center. 4. Lorraine Lowe - Chinatown Coalition for Better Housing. 5. Jenny Lew - Committee for Better Parks and Recreation in Chinatown. 6. Sue Hestor - San Franciscans for Reasonable Growth. 7. Michael Wong - TRIP.

PUBLIC HEARING CLOSED

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

Adjournment

at 8:50 P.M.

NOTE ON APPEALS: Commission Action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-4656.

SAN FRANCISCO
CITY PLANNING COMMISSION
NOTICE OF CANCELLATION
OF THE
REGULAR MEETINGS
THURSDAY, DECEMBER 25, 1986
AND
JANUARY 1, 1987

Due to the Christmas and New Year's holidays, the City Planning Commission will not be meeting on Thursday, December 25, 1986 and Thursday, January 1, 1987.

Lori Yamauchi
Secretary

5F
C55
21
1/19/86
rec'd

DECEMBER 19, 1986
450 McALLISTER STREET, ROOM 600
2:00 P.M.

ABSENT: Commissioners Allen and Karasick.

2:00 P.M.

FIELD TRIP: To view the sites and materials related to matters before the City Planning Commission.

COMPLETED.

DOCUMENTS DEPT.

JAN 8 1987

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